

818.1 Acre Recreational & Cattle Ranch

Graford, Palo Pinto County, Texas



Gently rolling native terrain with juniper, mesquite, elm, & live oak trees. Four stock ponds. Deer and hogs. A large amount of minerals to be conveyed along with some production.



Approx. 1 hour & 10 minutes west n/w of Fort Worth, 37 miles west n/w of Weatherford, and 8 miles northwest of Mineral Wells. Excellent frontage on hwy 337 and Dye Lane. \$2,500.00 per acre.

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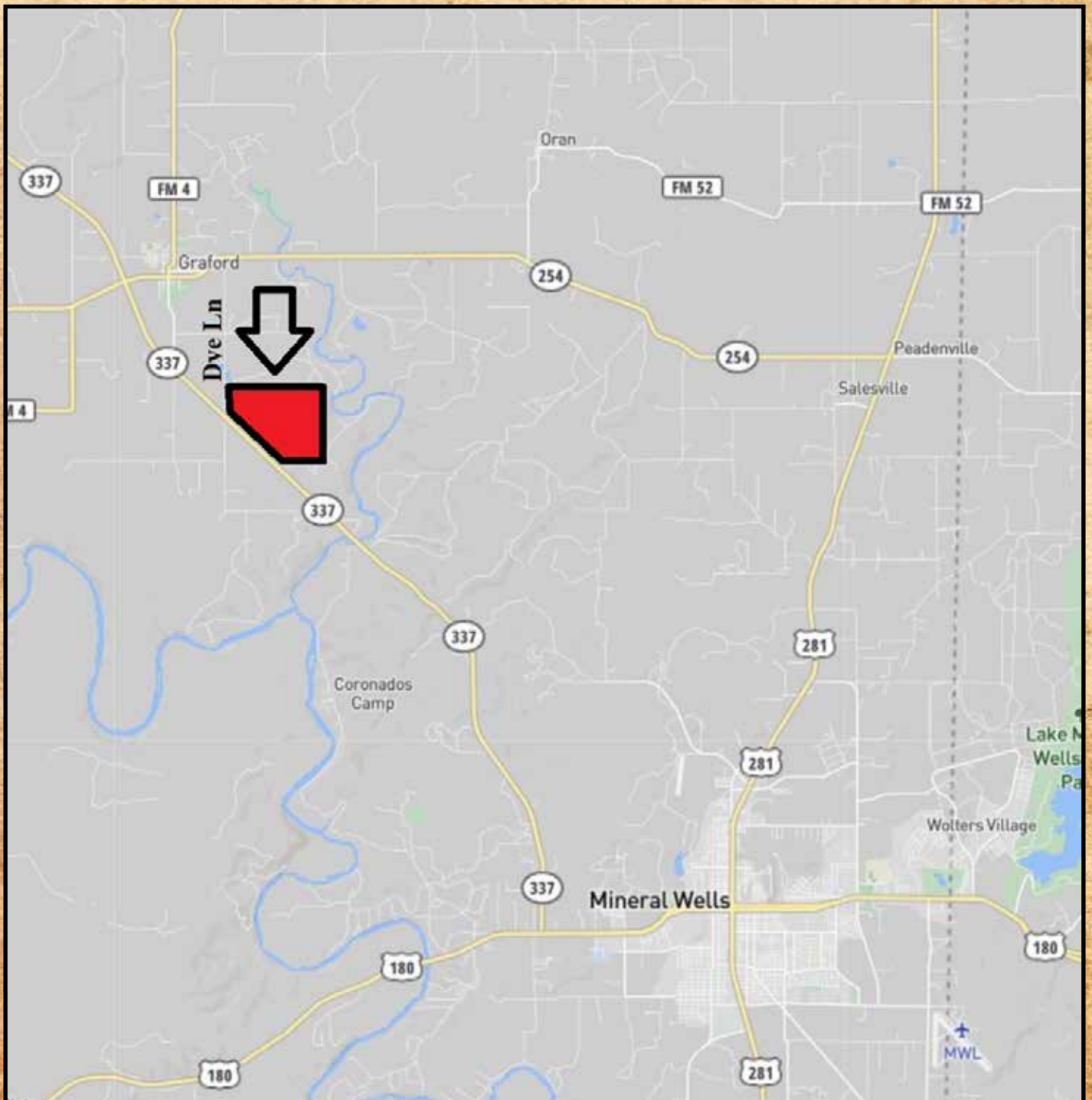
818.1 Acre Hunting & Cattle Ranch Graford, Palo Pinto County, Texas

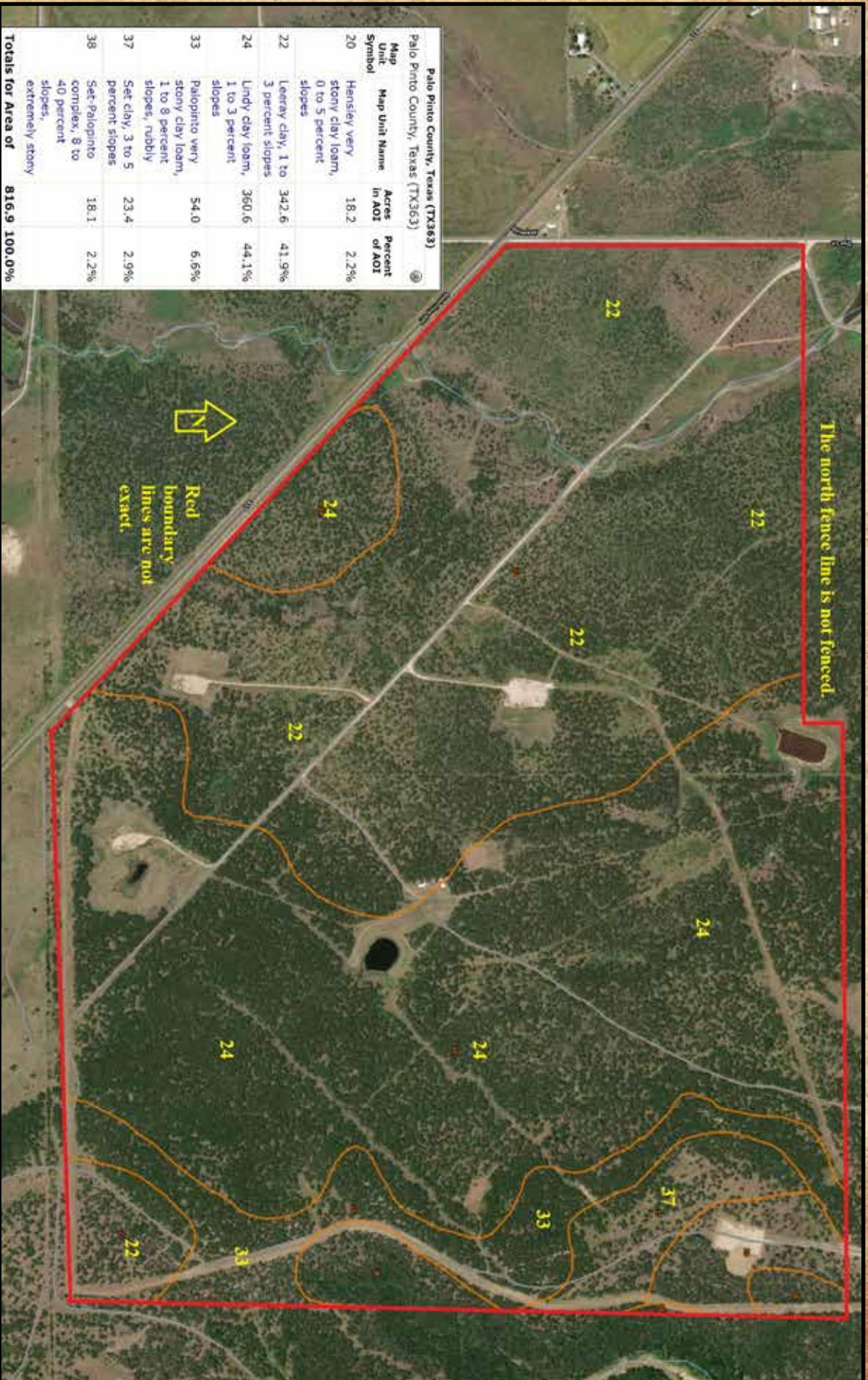
- LOCATION:** On the southeast outskirts of Graford accessed via Dye Lane, 2,089.78 feet (graveled county road) and Hwy 337, 4,786.27 feet which provides excellent frontage. Approximately 62 miles or 1 hour & 15 minutes west of Fort Worth. Only 10 minutes east of Possum Kingdom and 20 minutes northwest of Mineral Wells.
- TERRAIN:** Level to a gently rolling native cover and grasses. The dominate tree cover is mesquite and juniper (cedar) with some live oaks. Some limestone outcrop on parts of the property.
- IMPROVEMENTS:** Adequate fencing, overhead electricity, and some graveled roads.
- WATER:** Approximately four stock ponds. There is a four-inch water line along Hwy 337, hopefully accessible in the future.
- MINERALS:** Some are owned and will be conveyed. Some petroleum well sites in various stages. 100% on approximately 550 acres on the east and 50% on the balance. There are multiple gas gathering pipelines, and one for crude oil.
- WILDLIFE:** Deer, hogs, turkey, etc... The property has been leased for hunting for years on and off.
- COMMENTS:** The location for a large ranch is superb. Owned by the same family for approximately 20 years. A deeded 50 foot easement on the south line giving access to the east adjoining owner.
- PRICE:** \$2,500.00 per acre, no division.

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Palo Pinto County, Texas (TX363)
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Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
20	Hensley very stony clay loam, 0 to 5 percent slopes	18.2	2.2%
22	Leewy clay, 1 to 3 percent slopes	342.6	41.9%
24	Lindy clay loam, 1 to 3 percent slopes	360.6	44.1%
33	Palo Pinto very stony clay loam, 1 to 8 percent slopes, rubbly	54.0	6.5%
37	Set clay, 3 to 5 percent slopes	23.4	2.9%
38	Set-Palo Pinto complex, 8 to 40 percent slopes, extremely stony	18.1	2.2%
Totals for Area of		816.9	100.0%

The north fence line is not fenced.

Red boundary lines are not exact.



