

200.84 Acre Recreational Property

US 180, Palo Pinto, Texas



**An older 4-2 remodeled farmhouse with hvac and aluminum roof.
An older barn with cattle pens.**



**Level native terrain with mesquite, cedar, elm, live oak cover, wildflowers, & prickly pear.
Three stock ponds, deer & wildlife. \$1,067,500**

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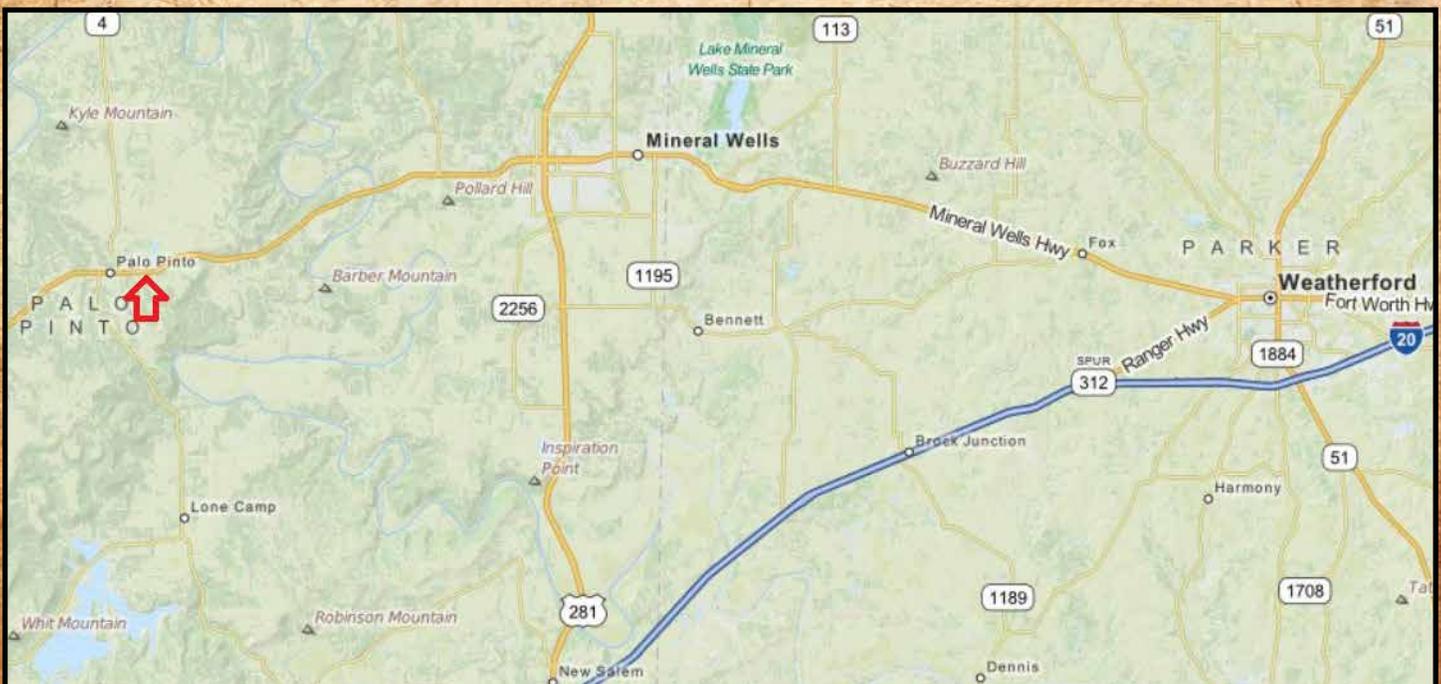
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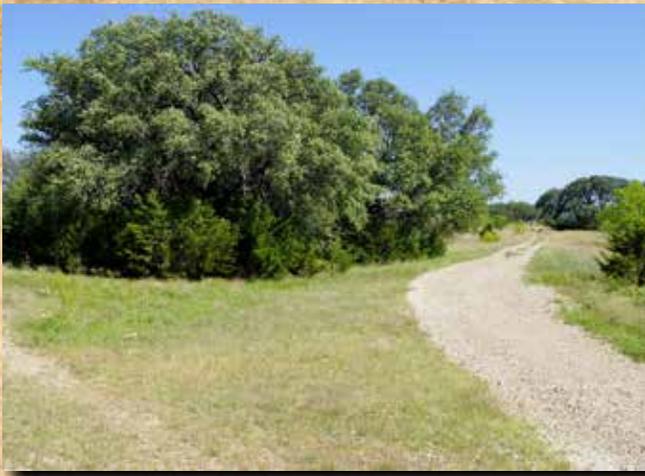


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- LOCATION:** On the east side of Palo Pinto, six miles west of Mineral Wells, and 1 hour and 5 minutes west of Fort Worth via US 180 West (south side).
- TERRAIN:** Level to gently rolling with mesquite, cedar, elm, and live oak cover. 90%+ is a very stony clay loam with 0 to 5 percent slopes. Native grasses, wildflowers, & prickly pear.
- IMPROVEMENTS:** An older 1,500+/- sq. ft. farmhouse featuring 4 bedrooms, 2 baths, and a covered porch and siding exterior. New aluminum roof, some remodeling done, central heat & air, propane and electric. (Seller is in the process of repairing and cleaning the home). An older 2,400 sq. ft. barn with sheet metal exterior and cattle holding pens.
- WATER:** Coop water for domestic purposes has been trenched $\frac{3}{4}$ mile for potable water. Three ponds stocked with fish many years ago.
- TAXES:** \$1,200 +/- annually with ag exemption.
- COMMENTS:** Deer & turkey, great access to US 180.
- PRICE:** \$1,067,500.00.

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Red boundary lines are not exact.