

155.7 Acre Recreation & Cattle Property

11650 TX 254, Graford, Palo Pinto County, Texas



The land is moderately to heavily mesquite, cedar, and hackberry cover in clay loam soils.



Good game habitat and native grasses. Two earthen stock tanks, one is larger. \$767,500.00.

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- LOCATION:** Approximately 1 hour west of Fort Worth between Graford & Peadenville, via Hwy TX 254. Approximately 6.7 miles west of Peadenville on TX 254 or 3.1 miles east of Graford. Excellent frontage.
- TERRAIN:** The land is moderately to heavy in mesquite, cedar, and hackberry cover. 81% of the soil is a clay loam, 1 to 3 percent slopes and the balance in Palo Pinto very stony clay loam, 1 to 8 percent slopes.
- IMPROVEMENTS:** A 1992 (Southern) singlewide modular home of 720 square feet, featuring 3 bedrooms, 1 full bath, a propane furnace, one window a/c unit in the living room, electric cooktop, and oven. A covered front porch of 210 square feet. An all-steel 900 square foot shop building built in 2005. A small storage building / well house. A covered car port of approximately 21x24. A pipe entrance and gate.
- WATER:** The water well is a shallow well, and in a drought the well will go dry. Three stock tanks (earthen), one is larger. A small drainage runs through the property to supply the large stock tank.
- WILDLIFE:** Common to the area are deer, feral hogs, seasonal dove, and ducks.
- MINERALS:** No minerals are owned, and there appears to be one producing well and holding tanks in one spot which is accessed from the southwest corner of the property.
- TAXES:** \$535.02 for 2021 with ag exemption.
- COMMENTS:** A nice get-a-way place to hunt, fish, run some cattle. There are some smaller wooden power lines that run east and west on the northern portion. Seller will leave as an incentive the old tractor, implements, portable panels, and all items in the modular home. The motorhome, zero turn mower, and ATV / 4-wheeler are not a part of this offering.
- RESTRICTIONS:** None known.
- PRICE:** \$767,500.00

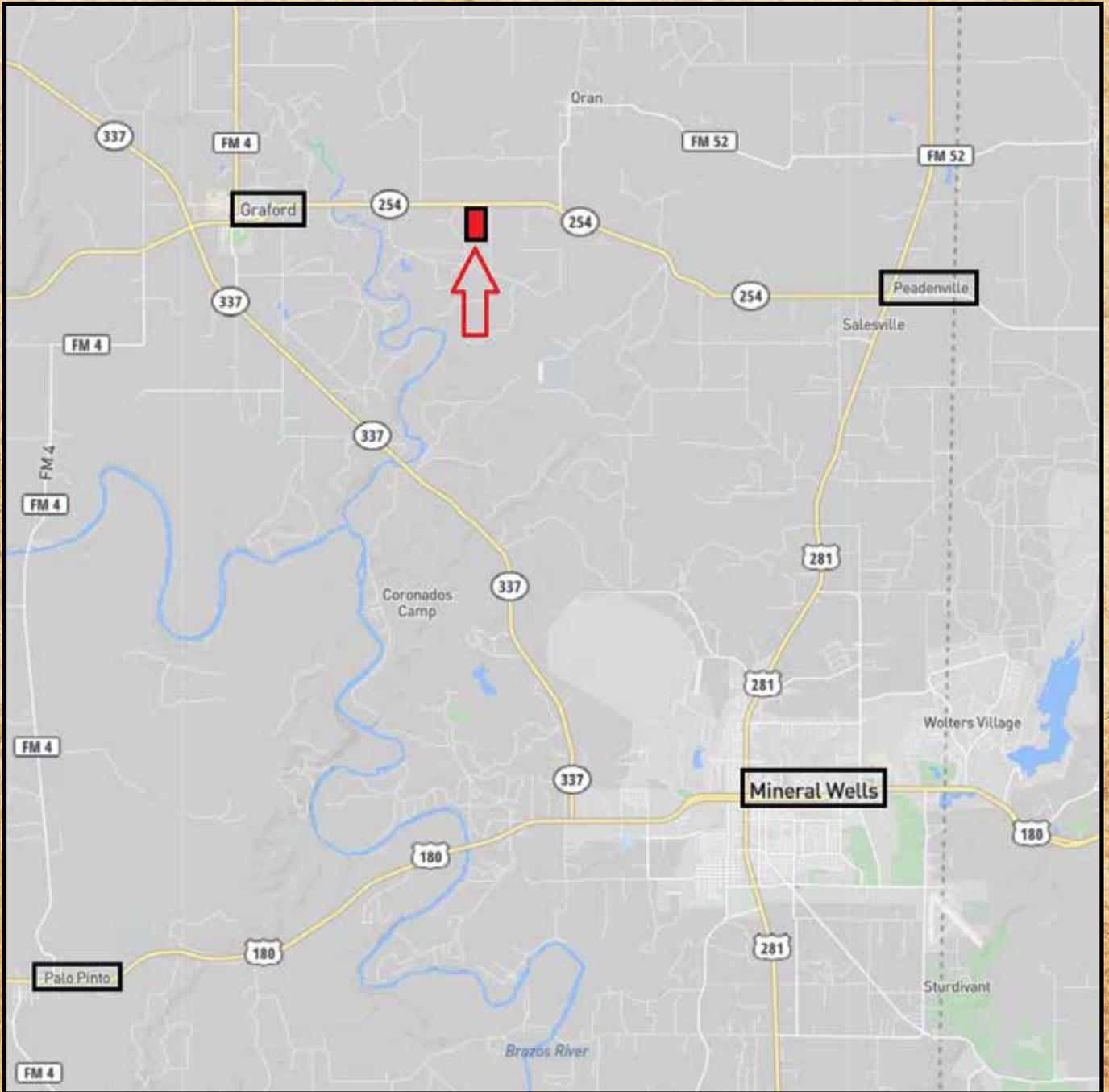
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Hwy 254



Red boundary lines are not exact.

11650 TX-254

