

# 483 Acre Cattle & Hunting Ranch

## Poolville, Parker Co., Texas



Absolutely gorgeous property w/ west fork of the Trinity River traversing through it. Excellent soils supporting well established coastal bermuda, huge pecan trees, live oak, post oak, and elm.



Paved frontage on both ends. Excellent game habitat and never commercially hunted. A shop, storage building, round pen, cattle pens, and water wells. Minerals. \$6,000,000.00, no division.

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## **483 Acre Cattle & Hunting Ranch**

### **Poolville, Parker Co., Texas**

- LOCATION:** Located minutes east of Poolville with paved frontage on two ends creating access completely through the property. Also, four access points of ingress and egress.
- LAND / TERRAIN:** Approximately 300 to 350 acres in coastal bermuda pastures, 75+ acres in timber, and the balance in native grazing or rangeland. Huge pecan & live oak trees decorate the flourishing river bottom, as well as elm, hackberry, red oak, and post oak. Outstanding game habitat with loads of deer browse. The Santo and Bunyan soil group which is frequently flooded incorporate about 25% of the soil type.
- IMPROVEMENTS:** A large all steel and concrete floored shop with a bathroom. Another all-steel two-sided covered building with a concrete floor. Round pen, pipe cattle holding pens, large pipe paddocks with shelters.
- WATER:** One working water well at the headquarters, one solar powered water well (currently inoperable), and one old windmill (inoperable). The West Fork of the Trinity River traverses the property. Approximately nine earthen stock tanks.
- GAME:** Deer, turkey, hogs, coyotes, and varmints.
- TAXES:** \$782.92 for 2021 with agricultural exemption.
- MINERALS:** Seller owns most of the executive rights and minerals, subject to approximately ½ royalty outstanding.
- COMMENTS:** Excellent location, very scenic land, and coastal bermuda in productive soils on the river bottom. Never commercially hunted with excellent habitat.
- PRICE:** \$6,000,000.00, no division or owner finance.

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Poolville Cut-Off Rd

Red boundaries

Erwin Road





are not exact.

777 Midway Dr



















