

693 Acre Brazos River Ranch & Lodge

Palo Pinto County, Texas



Over one mile of beautiful, graveled bottom, river frontage. The dominate tree cover is juniper, live oak, sumac, cedar elm and mesquite. Most of the property is in native cover and the balance is more open.



A 2 story 3-3 log & stone lodge with 2,992 sf of living area. A huge deck overlooking the Brazos River. Many deer, hogs, turkey, and some big cats have been seen. The views are outstanding and gorgeous!

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- LOCATION:** Southwest of Graford accessed via FM 4 on a graveled easement. Approximately 1 hour & 20 minutes west of Fort Worth. Only 10 minutes east of Possum Kingdom and 20 minutes west n/w of Mineral Wells.
- TERRAIN:** Gently rolling to heavily rolling to slopping native cover and grasses. The dominate tree cover in order is juniper, live oak, sumac, cedar elm and mesquite. Most of the property is in native cover and the balance is more open. The property is beautiful with an abundance of live oak. Some enormous limestone outcrops and ledges, and scenic trails paralleling the river with huge, towering trees. One open field is for dove hunting or cultivation food plots for sporting game.
- IMPROVEMENTS:** The lodge is two stories with 2,992 sq. ft. of living area, featuring 3 bedrooms, and 3 full baths. A log exterior with stone accents, 2060 sq. ft. of wraparound covered decks, and a metal roof built on the river's bluff. One huge room with a 2-story pine & beam ceiling encompasses the living area, dining area, kitchen, and gaming area, with a centered limestone wood burning floor to ceiling fireplace. Many windows bring the river and outside natural beauty into the lodge atmosphere creating a serene and peaceful ambience. Finished in pine trim and doors, and a smooth cedar stairwell. The floors in the living areas are concrete and carpet in the bedrooms. Views of the river from inside the lodge and from the back porch are beautiful. The kitchen has an eating bar, a large gas cooktop and oven. A huge wooden deck overlooks the river with an awesome view. A two story outside open deck lends an elevated view of the river. Built in 2007. Two hvac units and furnaces, and one large hot water heater. A wooden and stone stairwell lead down to a floating dock. Electricity is supplied via a large Diesel 40KW generator on a concrete slab.
- WATER:** There is approximately 5600 feet of coveted Brazos River frontage and three permanent stock ponds. Potable water for the lodge is from the river and run through a filtration system and bleached.
- MINERALS:** Most are owned, and the Seller will convey ½ minerals owned, conveying all Seller's executive rights, and waiving Seller's surface rights. There is an existing saltwater disposal well and some on top of the ground pipeline(s).
- WILDLIFE:** Many deer, hogs, turkey, and some big cats have been seen.
- COMMENTS:** The Brazos River is extremely beautiful and desired. The views are outstanding and gorgeous! The location for this ranch makes it extremely private. An adjoining landowner and gas operator do have access through the west edge of the property.
- TAXES:** \$17,411.57 for 2021 with agricultural exemption on 640 acres.
- PRICE:** \$4,997,500.00.

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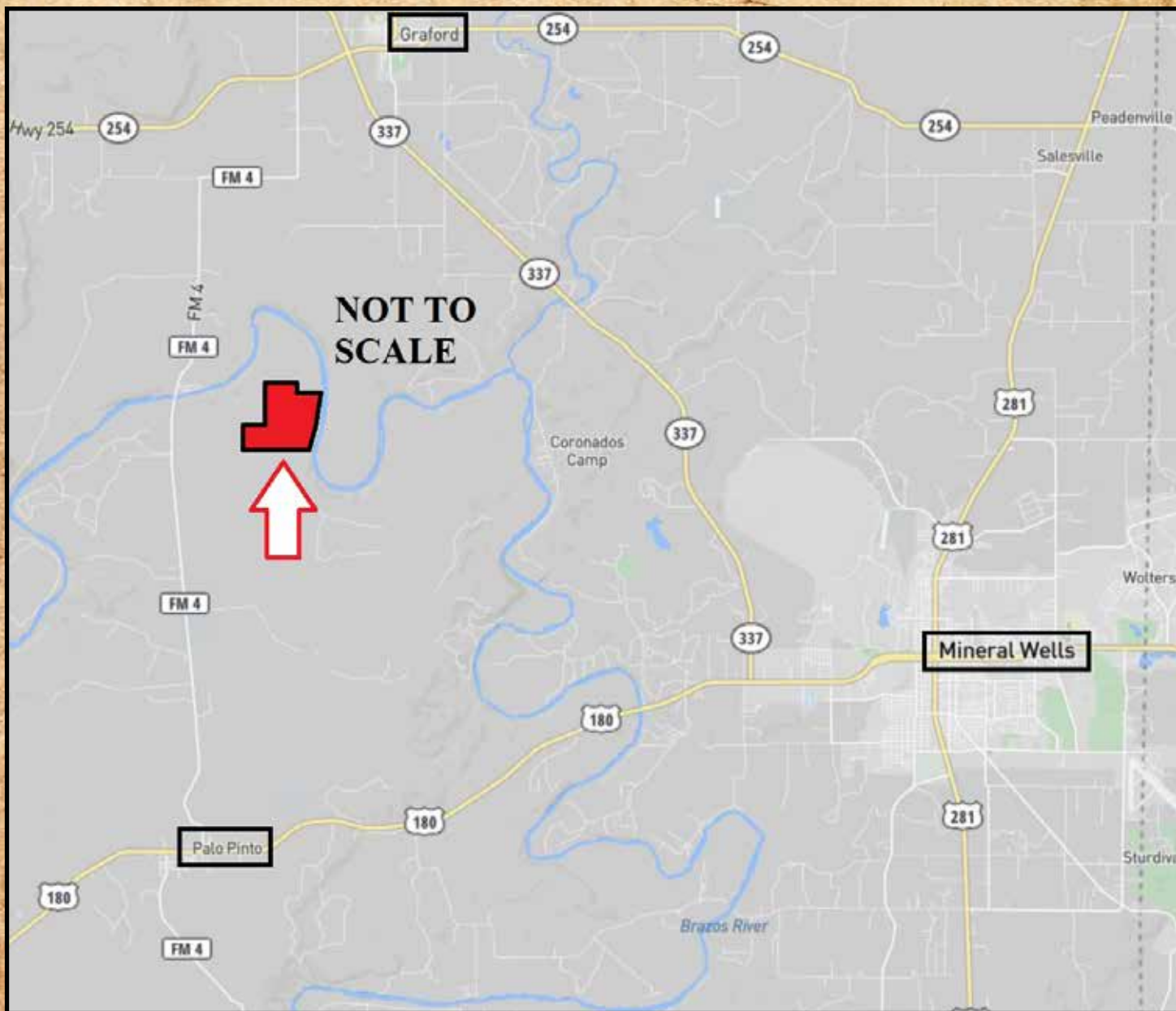


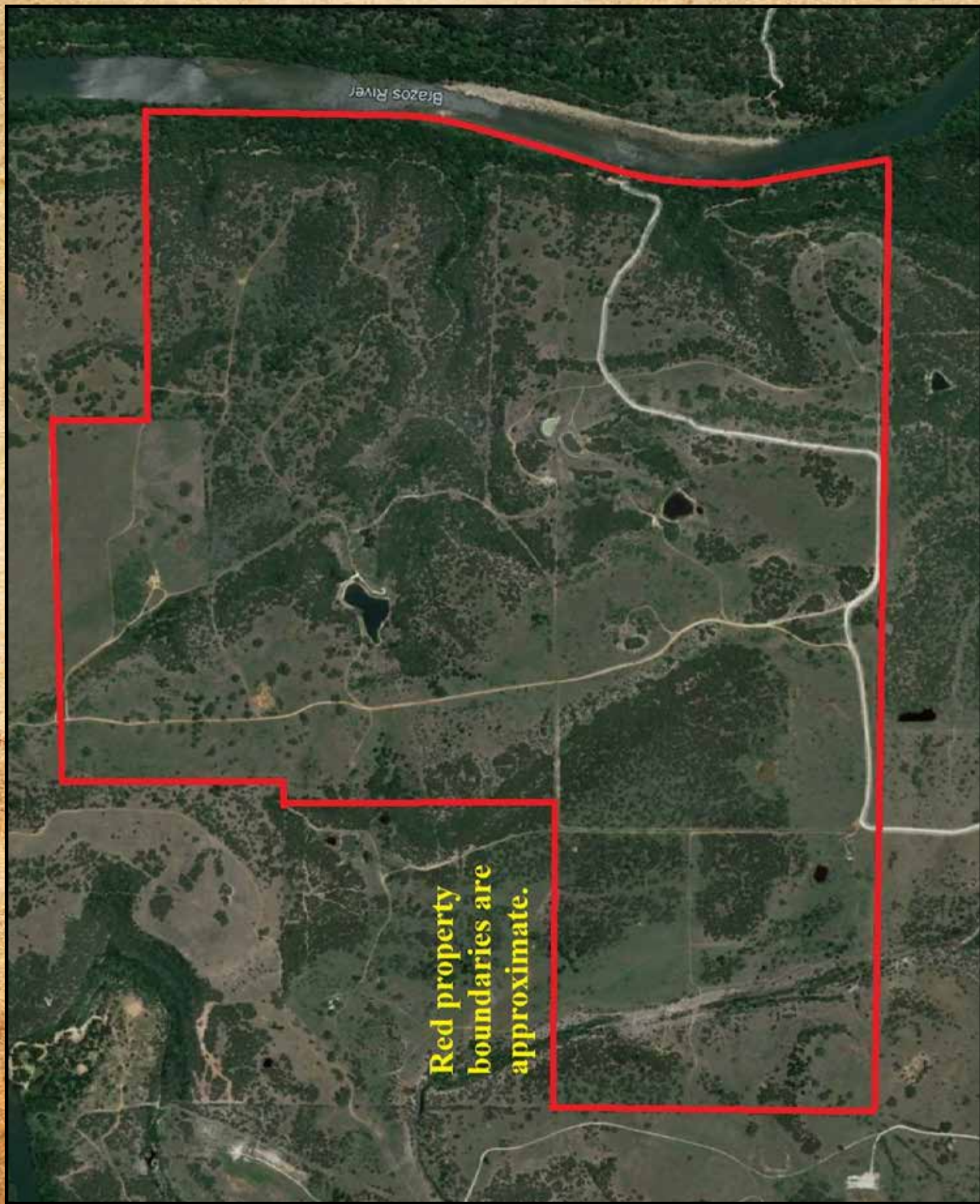












Brazos River

Red property
boundaries are
approximate.