

53.3 Acre Cattle & Recreational Property

Lone Camp, Palo Pinto County, Texas



Mostly established coastal bermuda grass in sandy loam soil, some scattered timber, views, & minerals.



A 3-2-2 older brick home, steel shop building. Two nice stock ponds. Large, covered shed. \$997,500.

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LOCATION: Approximately 1 hour & 20 minutes west of Fort Worth between Palo Pinto & Santo, near FM 4. Directions - Approximately 7 miles south of Palo Pinto on FM Rd 4 or 7 miles north of Santo at 7421 S. FM Rd 4, Santo, Texas. Excellent frontage on FM Rd 4 – 1500 feet, and Nolan Rd – 1275 feet.

TERRAIN: Approximately 70% +/- of the land is in well-established coastal bermuda turf in sandy loam soil. The balance is in native timber including post oak, live oak, cedar, scrub oak, and some mesquite cover. Numerous building sites for a home with beautiful views to the west.

IMPROVEMENTS: A 3 bedroom, 2 bath, 1,030 sq. ft. brick home with a 520 sq. ft. garage, and a composition roof, built in 1967. An all steel and concrete floored 720 sq. ft. shop building built in 1985. A large, covered storage area encompassing an older enclosed railroad car in the center for support. Adjoining steel and wooden cattle pens. Cattle proven exterior fences with several cross fences.

WATER: Two nice earthen stock tanks are on the property (one large). Coop water for the home and a water well is on the property but not used often.

WILDLIFE: Common to the area are deer, feral hogs, seasonal dove, and ducks.

MINERALS: Seller believes to own 50% which are negotiable.

TAXES: \$1,299.44 for 2021 with agricultural exemption.

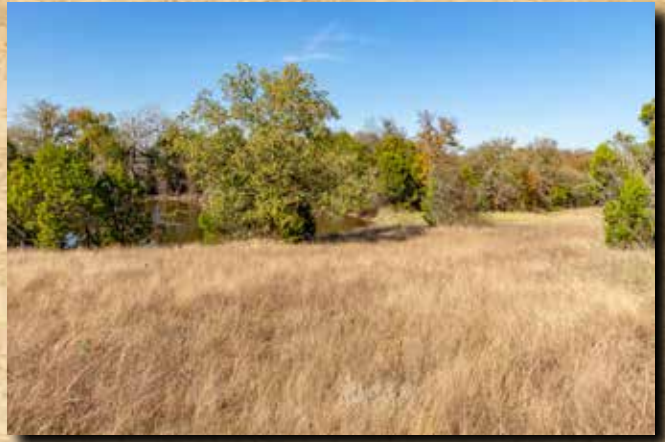
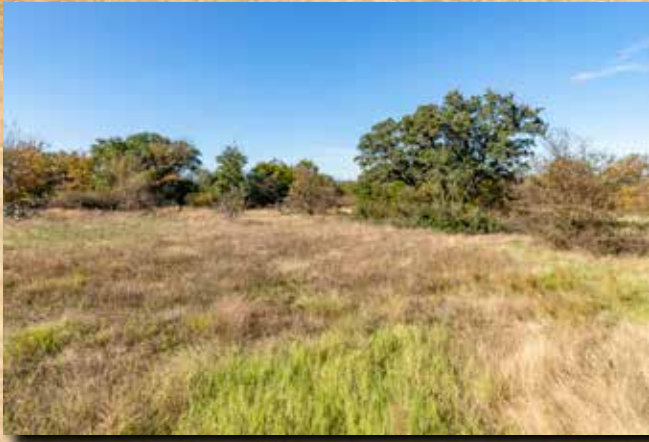
COMMENTS: A beautiful get-a-way place to run some cattle, horses, hunt, and fish.

PRICE: \$997,500.00, no division or owner financing.

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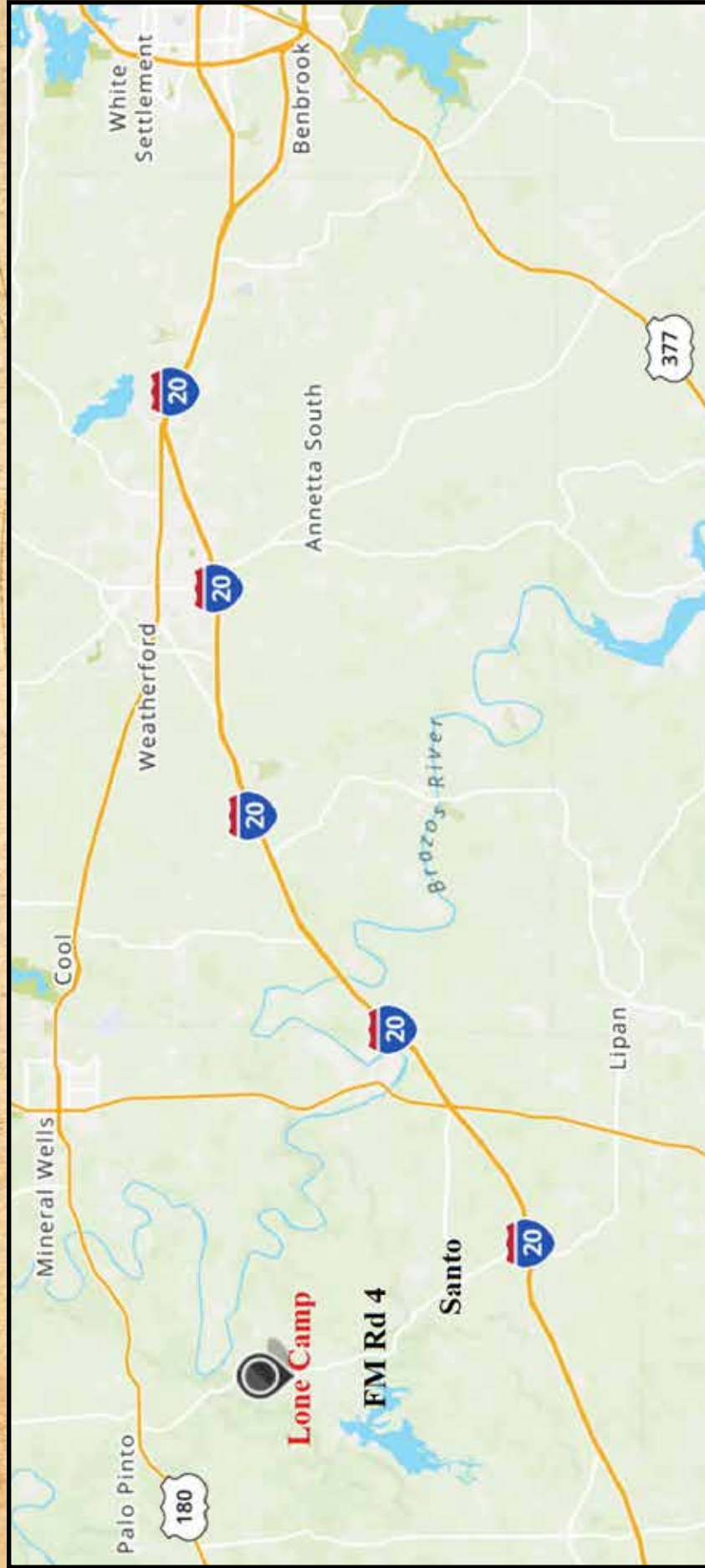


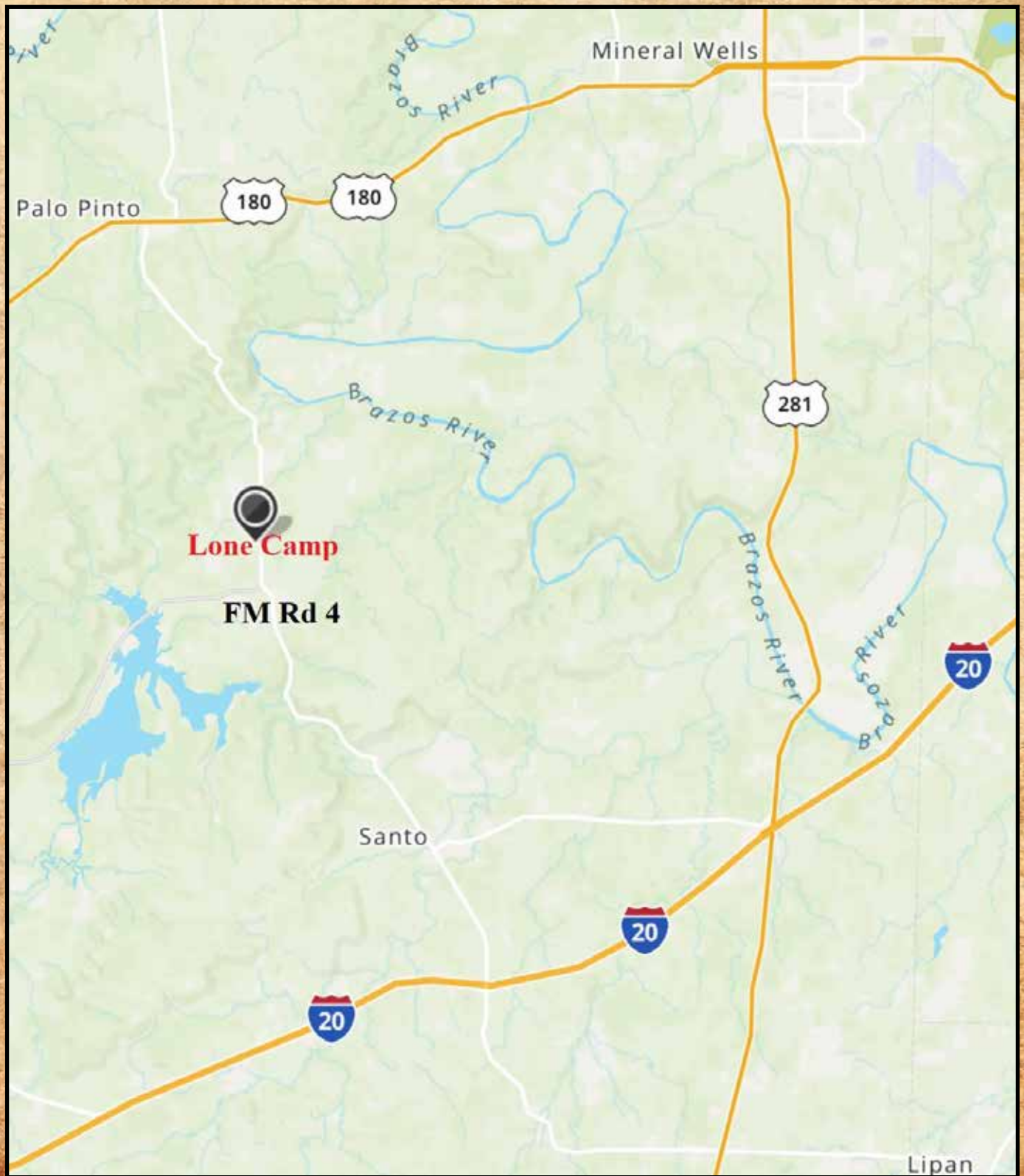


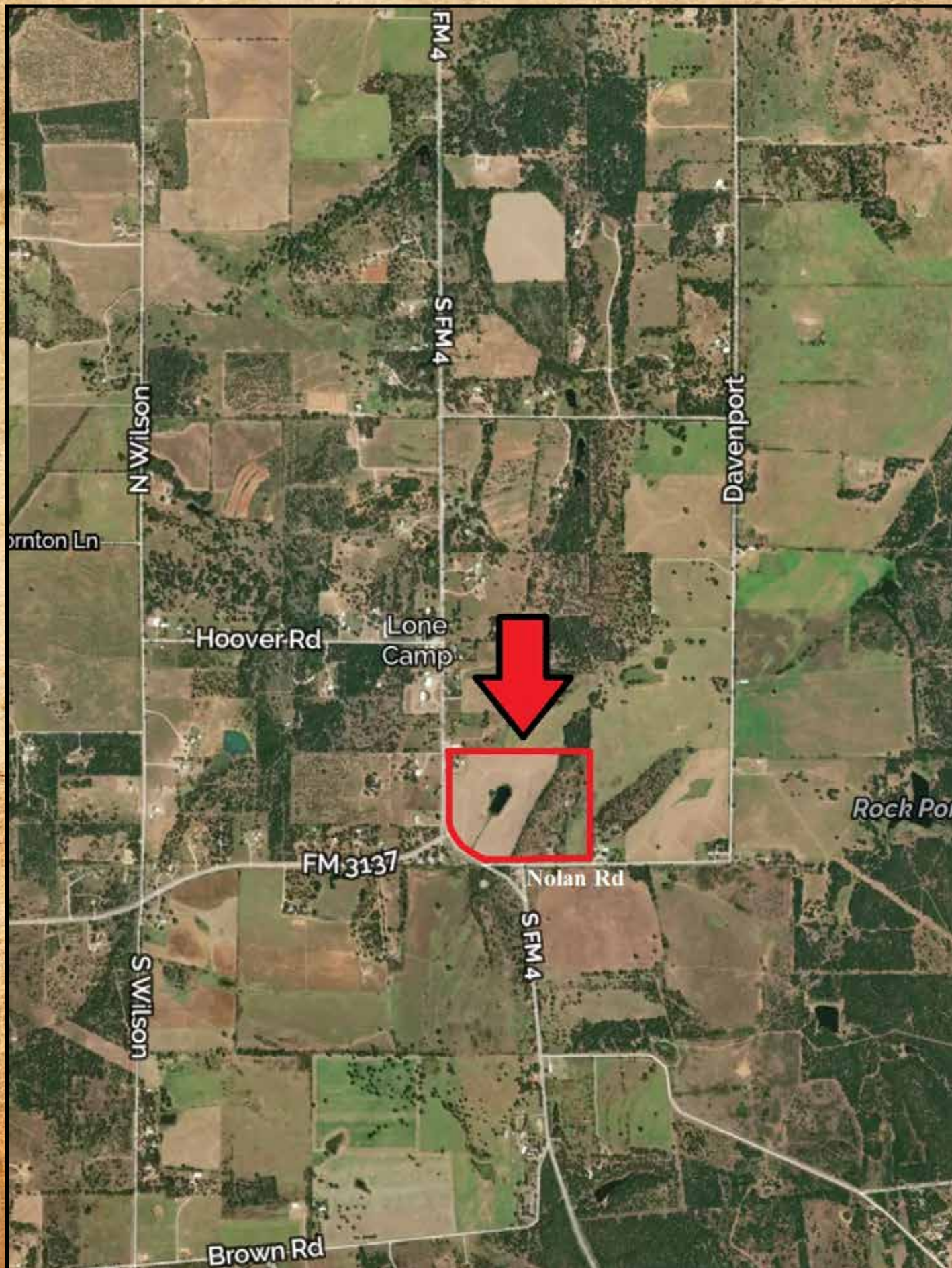












Red boundary lines are approximate.

Demario loamy
sand, 0 - 5% slopes

VaC

Vashti loamy fine sand
1 to 5% slopes

DaC

Vashti loamy fine
sand VaC
1 to 5% slopes

Be

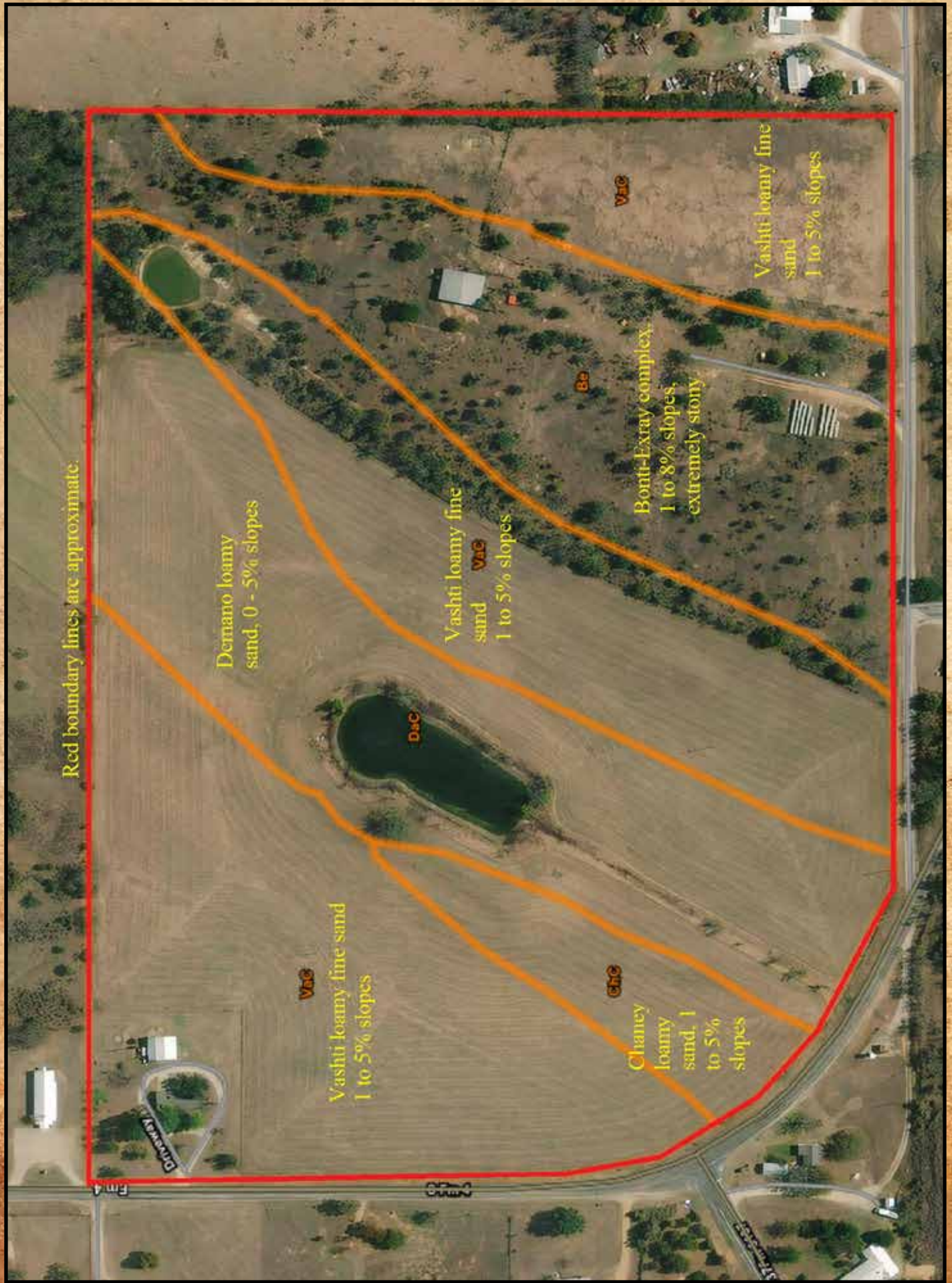
VaC

Bonti-Exray complex
1 to 8% slopes,
extremely stony

Vashti loamy fine
sand
1 to 5% slopes

CbC

Chaney
loamy
sand, 1
to 5%
slopes



Lone Camp

Church of Christ



Hwy 4

Red boundary lines are not exact.

Nolan Road

