

# 66.56 Acre Cattle & Recreational Property

## Lone Camp, Palo Pinto County, Texas



**Mostly established coastal bermuda grass in sandy loam soil, large pecan trees, and timber in the back.**



**Two nice stock ponds. Paved on two sides. An old water well. Some minerals.  
\$995,000.00.**

Office 940-682-4993  
Office 940-682-7751

**MAC A. COALSON**  
*REAL ESTATE BROKER*

Cell 817-925-3333  
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088

E-Mail - [Mac@Coalson.com](mailto:Mac@Coalson.com)

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660

Cell 817-991-8300 E-Mail - [McAllen@Coalson.com](mailto:McAllen@Coalson.com)

**WWW.COALSON.COM**





Office 940-682-4993  
Office 940-682-7751

**MAC A. COALSON**  
*REAL ESTATE BROKER*

Cell 817-925-3333  
Fax 940-682-4322



7801 New Authon Road, Weatherford, TX 76088  
E-Mail - Mac@Coalson.com  
McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660  
Cell 817-991-8300 E-Mail - McAllen@Coalson.com

**WWW.COALSON.COM**



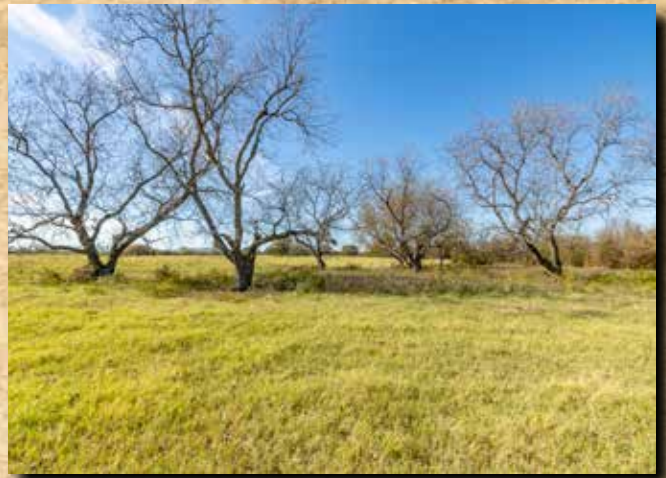
## **66.56 Acre Cattle & Recreational Property**

### **Lone Camp, Palo Pinto County, Texas**

- LOCATION:** Approximately 1 hour & 20 minutes west of Fort Worth between Palo Pinto & Santo, near FM 4. Directions - Approximately 6 miles south of Palo Pinto on FM 4 or 8 miles north of Santo, then 1/2 mile East on Ramsey Road and the property is on the south/right side. Excellent frontage with 1762.22 feet on Ramsey Road and 1660.54 feet on Davenport Road.
- TERRAIN:** Approximately 70% +/- of the land is in well-established coastal bermuda turf on sandy loam soil with scattered large pecan trees and some fruit trees. The balance is in native timber including post oak, live oak, cedar and some mesquite cover. Numerous building sites for a home with beautiful views to the west.
- IMPROVEMENTS:** Cattle proven exterior fences, one cross fence, an older small structure, and old cattle pens.
- WATER:** Two nice earthen stock tanks are on the property. There is an old inoperable water well from the 1970s that is in an old well house.
- WILDLIFE:** Common to the area are deer, feral hogs, seasonal dove, and ducks.
- MINERALS:** Some minerals are available. Currently there is an oil & gas lease on the property, but the well is not physically on the property.
- TAXES:** \$99.91 for 2021 with agricultural exemption.
- COMMENTS:** A beautiful get-a-way place to run some cattle, horses, hunt, and fish. .
- PRICE:** \$995,000.00, no division or owner financing.

ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.

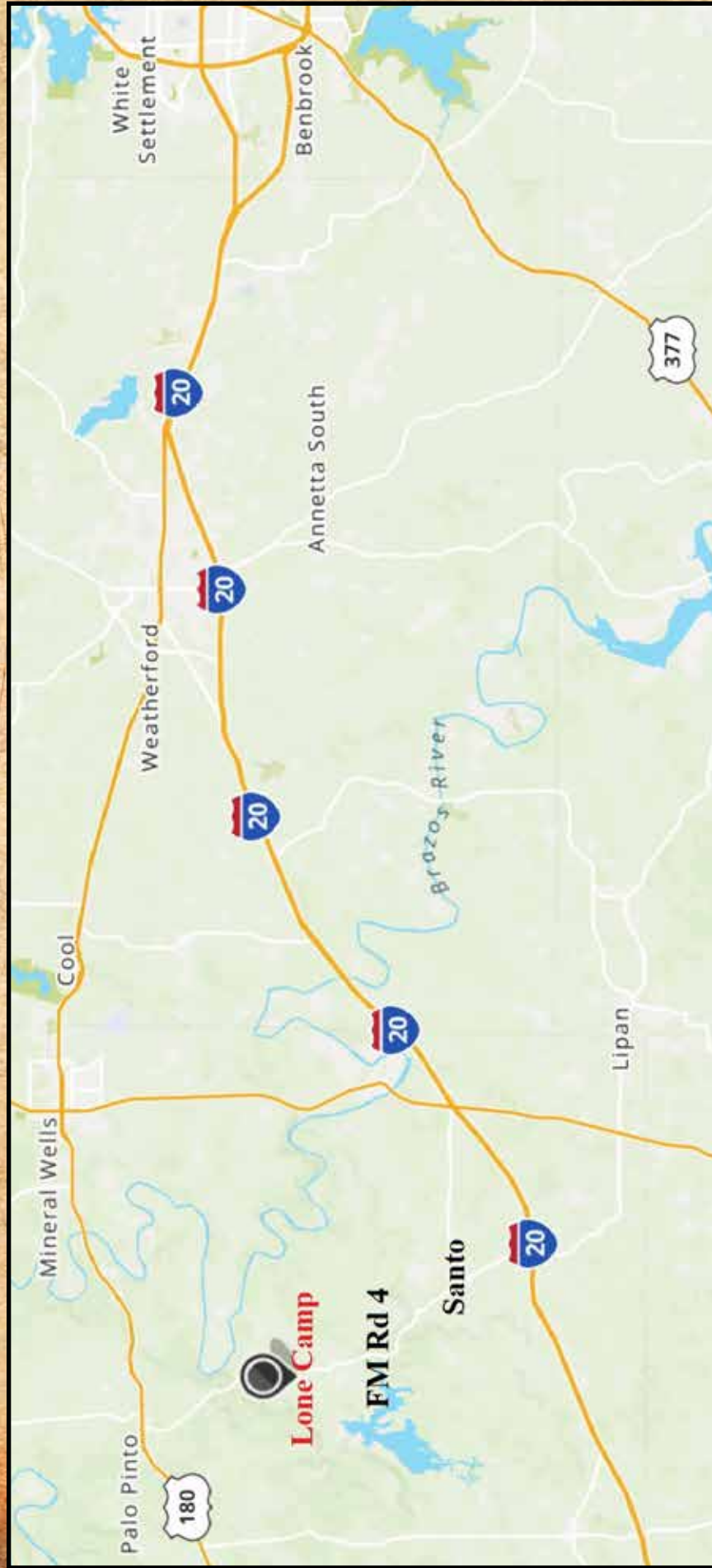




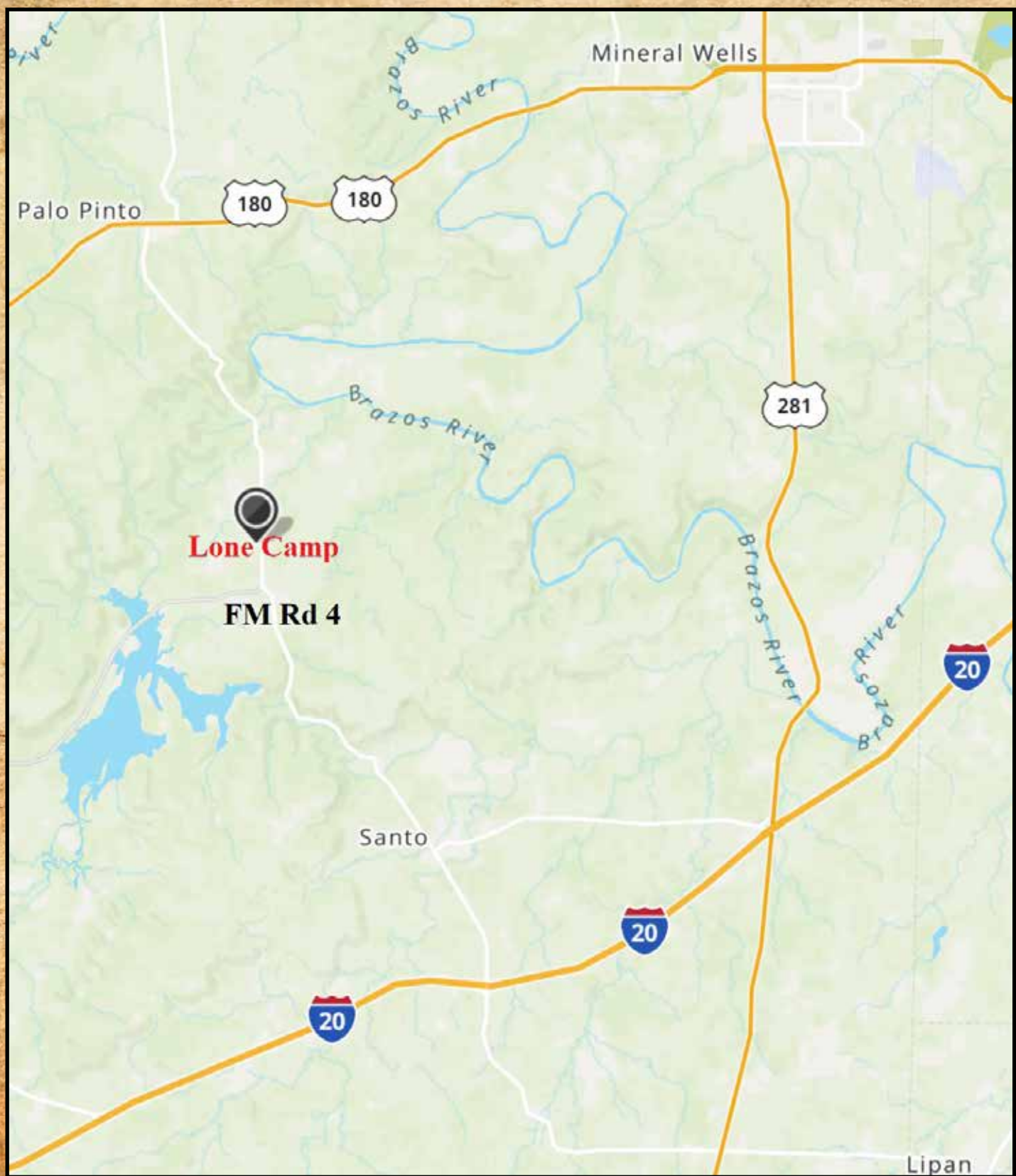




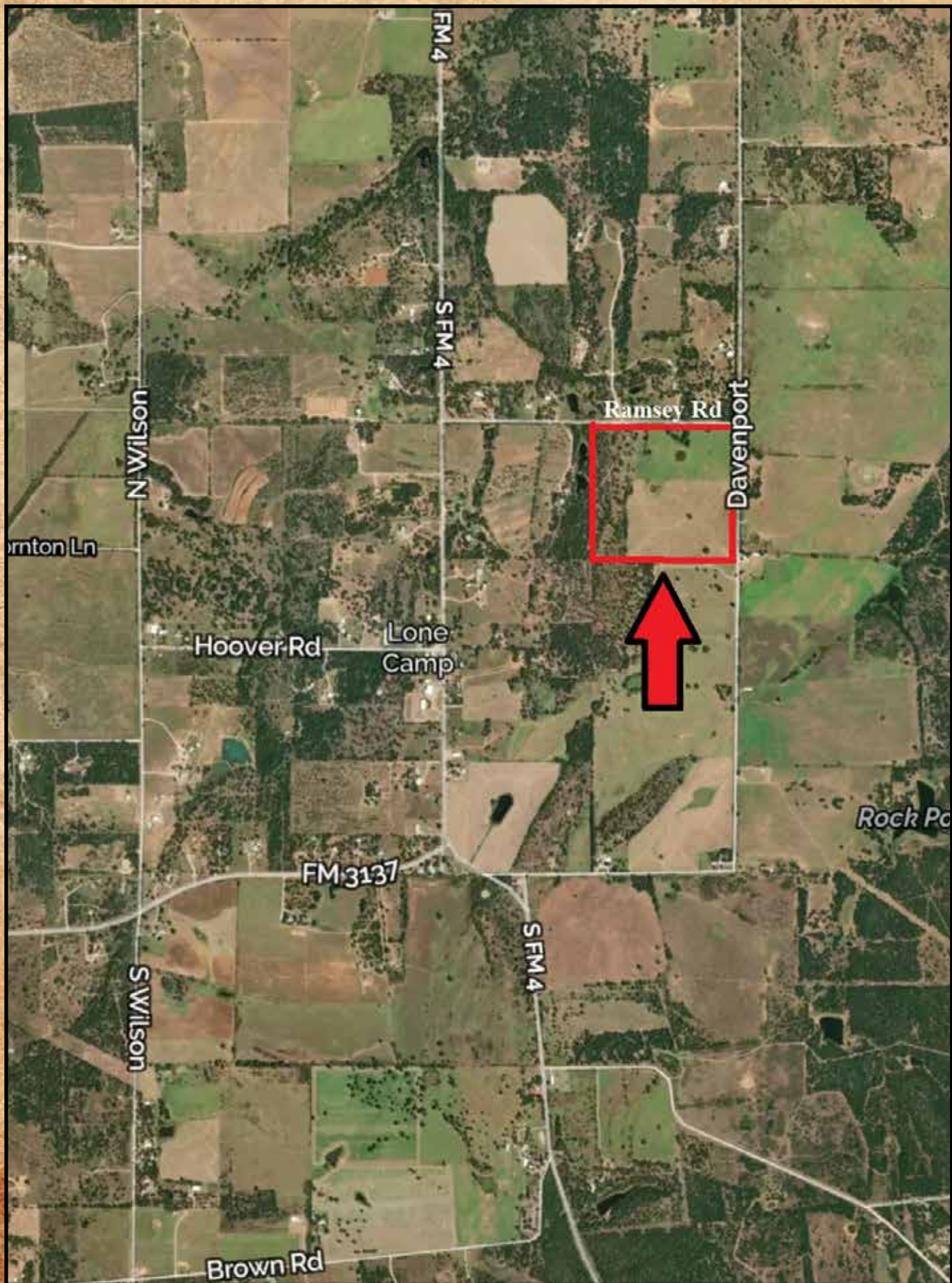














Red boundary lines are not exact.

Scattered Timber

Improved Pasture

Improved Pasture

Ramsey

Davenport Road

