

3,116 Ac On The Brazos River

S/W Weatherford, Parker & Hood Counties, Texas



7,488' of River Frontage, 12,190' of Cottonwood Creek, Natural Spring, 25 Ponds, Excellent Game.



Rolling Terrain, Scenic Views, Beautiful Tree Cover, ½ Minerals, Water Wells, \$13,975 / acre.

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

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REAL ESTATE BROKER

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3,116+/- Acre Brazos River Ranch Parker & Hood Counties, Texas

- LOCATION:** Approximately - 18.5 miles south southwest of Weatherford, 24 miles northwest of Granbury, 45 miles to Fort Worth, and 68.4 miles to DFW International Airport. Directions - From the Brock Junction, Exit 397 / I-20 & FM 1189 proceed south on FM 1189 for 9.4 miles, then east / left onto Buckner Road 1 mile, then south / right onto Red Bank Road for .8 miles to the dead-end north property gate.
- TERRAIN:** Gently rolling to heavily rolling native land. Numerous varieties of trees including live oak, post oak, elm, juniper, red oak, and mesquite. Pecan, huge Cottonwoods, and Burr Oak along the river. Two secluded canyons, and a gorgeous river bottom. Hills with long scenic views of Comanche Peak and the north end of Lake Granbury. Multiple large coastal bermuda pastures of 200+ acres. 33% of the property lays in Parker County.
- WATER:** Approximately 7,488 feet or 1.4+ miles of coveted Brazos River frontage, 12,190 feet or 2.3+ miles of gorgeous spring-fed Cottonwood Creek on the west boundary. Spring-fed Red Bank Creek meanders the eastern portion with steep banks as it drains into the Brazos River. Nine subsurface water wells (four in the Trinity aquifer producing between 20 to 30+ gpm), the windmill water well was converted to a 1/2 hp pump with a 3000 gallon storage tank and booster pump, a Parker County Water Supply Co-op tap, 25+ earthen ponds, and two natural springs.
- IMPROVEMENTS:** A remodeled brick home with 3 bedrooms, 2 baths, a large bunk or game room, carpet, kitchen with granite countertops, and tile showers. A detached covered 3 car carport. Older cattle pens connect to a large older hay barn & cattle shed. A game cleaning station with walk-in cooler, RV hook up. An older two stall horse barn with pipe runs.
- MINERALS:** 1/2 minerals under 2,987 acres, and 1/8 minerals under 129 acres. No production and not leased. A positive geology report written by Billy Caldwell, Licensed Geologist, Fort Worth, Texas summarizes a potential lucrative natural gas source.
- GAME:** Abundant wildlife including deer, turkey, hogs, etc.
- ISD:** Brock & Lipan
- TAXES:** \$10,598.64 with agricultural exemption.
- COMMENTS:** Excellent proximity to Brock, Weatherford, and Granbury. Great river frontage, the tree cover is gorgeous, the size of the acreage is impressive, the hunting is abundant, and the mineral conveyance is surprising. A rare opportunity under an hour from Fort Worth. Co-Listed with Texas Ranch King Realty.
- PRICE:** \$13,975.00 per acre.

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.

Wildlife Habitat Evaluation for Red Bank Ranch
Prepared by Dave Carter, Certified Wildlife Biologist

Red Bank Ranch is located along the southern border of Parker and the northern border of Hood county. The ranch features 1.3 miles of actual river frontage. Habitat and terrain of the ranch is somewhat indicative of the general area with a few noted exceptions. Overall terrain is very diverse ranging from gentle rolling hills on the more western portions, to deeper spring fed creek bottoms and canyons on the more eastern portion of the ranch.

Soil types vary widely moving west to east along with the terrain. The western portion starts off as a sandy soil ideal for coastal Bermuda production that is already in place, to the central and eastern portions ranging from limestone outcroppings and deep loamy soils as you get closer to the river bottom supporting a wide variety of native grasses, plants and trees.

Predominant grasses are various native Bluestems, Grammas and Yellow Indiangrass. Brush species range from Elbowbush, Skunkbush Sumac, Flameleaf Sumac and various Greenbriar species. Tree species include a variety of Live Oak, Post Oak, Red Oaks, Cedar Elm, Hackberry, Honey Mesquite, Bumelia, Texas Red Bud, Cottonwood, Texas Ash and Mulberry. Several areas of the ranch have established populations of American Beautyberry as well, which is not common for the counties the ranch is located in. Ashe Juniper is present throughout the ranch, but is being actively removed through mechanical means that are already opening up vast areas of wildlife habitat and witnessing new forb and beneficial brush regrowth.

Wildlife species noted include whitetail deer, dove, feral hogs, turkey and numerous songbirds throughout the entire property. It would also be noted that the river areas will certainly harbor populations of migratory waterfowl of varying species of migratory songbirds.

Based upon the ranch visit, it was noted that there is more than enough high-quality wildlife habitat to support a much larger population than currently residing on the property. No browse lines or over utilized areas were observed anywhere on the property. The current deer population seems stable, but spotlight and blind counts would be recommended in order to achieve a better idea of buck to doe ratios, as well as a total estimate of the animals on the property. All deer appeared to be in very good to above average body conditions with consideration to the current drought period, and bucks would be considered well above average for the area.

In conclusion, Red Bank Ranch is an exquisite property that with the continued habitat and wildlife management that has already been started, the opportunities for either private, or commercial use would be endless. The location of the ranch, habitat, infrastructure and riverfront are a true one of a kind property.











DETAIL - 'A'
SCALE 1" = 60 FEET

LASZLO HUNYADI
75,688 ACRES
DOC. W0402354

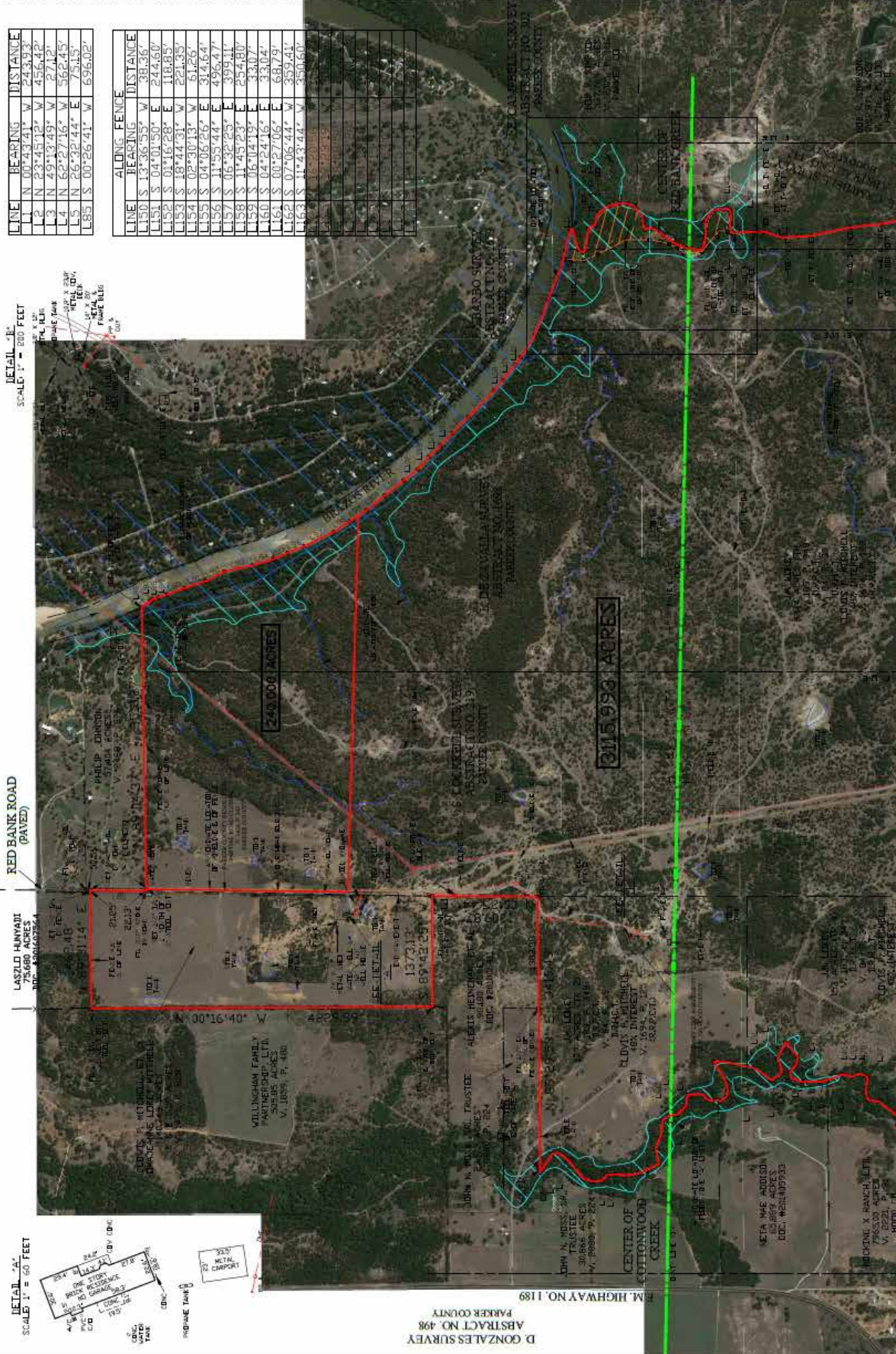
RED BANK ROAD
(PAVED)

DETAIL - 'B'
SCALE 1" = 200 FEET

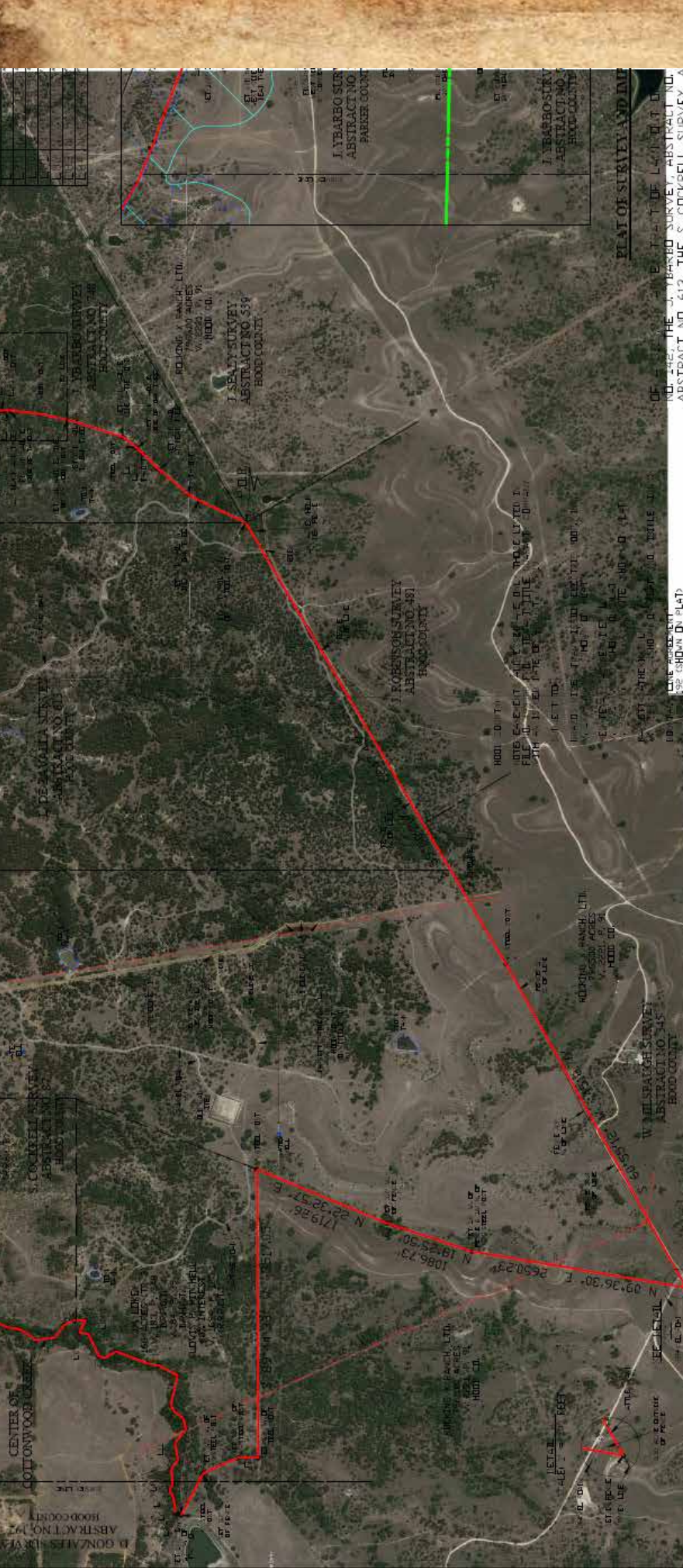
1/4 SECTION

LINE	BEARING	DISTANCE
L1	N 00°23'43.41" W	243.933
L2	N 23°43'42" W	456.42
L3	N 49°33'49" W	27.12
L4	N 62°27'16" W	362.45
L5	N 26°32'44" E	75.13
L83	S 00°26'41" W	6596.02

LINE	BEARING	DISTANCE
L130	S 13°36'58" W	38.36
L131	S 04°01'50" E	244.60
L132	S 01°16'28" E	118.85
L133	S 18°44'31" W	221.35
L134	S 02°30'13" W	61.26
L135	S 04°05'26" E	314.64
L136	S 11°55'44" E	495.4
L137	S 06°32'25" E	359.11
L138	S 11°45'23" E	254.80
L139	S 05°10'19" E	33.07
L140	S 04°24'16" E	33.04
L161	S 00°27'06" E	68.79
L162	S 07°05'44" W	359.41
L163	S 11°43'44" W	350.60



LINE	BEARING	DISTANCE
L15	N 81°08'31"	
L7	N 64°59'05"	
L8	S 62°09'05"	
L9	N 83°56'18"	
L10	S 30°02'23"	
L11	N 80°37'43"	
L12	S 52°34'20"	
L13	N 77°00'57"	
L14	N 36°28'30"	
L15	N 53°49'40"	
L16	S 77°39'23"	
L17	N 29°34'35"	
L18	N 09°30'11"	
L19	N 50°38'44"	
L20	N 30°00'34"	
L21	N 43°45'27"	
L22	N 44°04'09"	
L23	S 43°15'19"	
L24	S 01°05'43"	
L25	N 31°09'06"	
L26	N 52°42'33"	
L27	N 07°45'09"	
L28	N 32°24'27"	
L29	N 07°51'56"	
L30	N 24°28'16"	
L31	N 37°01'39"	
L32	N 08°32'59"	
L33	N 51°40'00"	
L34	S 76°45'07"	
L35	N 43°11'17"	
L36	N 19°58'36"	
L37	N 25°07'45"	
L38	N 14°27'00"	
L39	N 19°41'45"	
L40	N 15°19'27"	
L41	N 00°09'24"	
L42	N 17°40'47"	
L43	N 81°03'47"	
L44	S 49°49'14"	
L45	N 80°11'50"	
L46	N 47°45'03"	
L47	S 53°02'37"	
L48	S 67°35'30"	
L49	S 74°52'53"	
L50	N 38°11'35"	
L51	N 38°25'40"	
L52	N 32°14'58"	
L53	N 11°47'12"	
L54	N 05°37'43"	
L55	S 59°31'13"	
L56	S 73°27'30"	
L57	N 81°22'10"	
L58	N 34°31'05"	
L59	N 04°47'35"	
L60	S 52°53'12"	
L61	N 01°00'05"	
L62	N 81°18'14"	
L63	N 53°11'35"	
L64	N 41°06'46"	
L65	N 09°08'34"	
L66	N 32°49'40"	
L67	N 82°53'13"	
L68	N 67°02'52"	
L69	S 78°31'35"	
L70	N 24°31'46"	
L71	N 09°22'55"	
L72	N 05°34'52"	



COUNTY	SURVEY	ABSTRACT NO.	APPROX. ACRES
HOOD	E. CAMPBELL	142	21,081
HOOD	J. YBARBO	748	113,388
HOOD	L. DE ZAVALLA	613	679,082
HOOD	S. COCKRELL	87	1,118,888
HOOD	D. GONZALES	192	1,921
PARKER	E. CAMPBELL	202	35,102
PARKER	L. DE ZAVALLA	1638	404,080
PARKER	S. COCKRELL	219	688,134
TOTAL ACRES			3,113,993

BEARING BASED:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE
ACCORDING TO FIRM MAP NO. 48222C0002L DATED
AUGUST 16, 2016, AND FIRM MAP NO. 48222C0007E
DATED JUL 22, 2015, BOTH IN HOOD COUNTY AND FIRM
APRIL 9, 2019, BOTH IN PARKER COUNTY

SET = SET 1/2" (NON RDI) WITH CAP (PRICE SURVEYING)

NOTE: ALL CORNERS ALONG THE BRADDOCK RIVER,
COTTONWOOD CREEK AND BANK CREEK ARE CALLED
POINTS UNLESS OTHERWISE NOTED

PARKER COUNTY:
NOTE: ELEMENTS ADDRESSED ARE ONLY THOSE LISTED IN
FILE NO. 498707 FROM STEWART TITLE GUARANTY COMPANY
WITH AN ISSUED DATE OF OCTOBER 10, 2019

SUBJECT TO:
BRADDOCK RIVER TRANSMISSION ELECTRIC COOP., INC.
V. 1247 P. 303 (SHOW ON PLAT)
BOUNDARY LINE AGREEMENT
DOC. #201906229 (SHOW ON PLAT)
DOES NOT AFFECT:
K-W GATHERING, INC.
V. 1184 P. 739
V. 1187 P. 896
NORTHERN GAS PRODUCTS COMPANY
V. 1187 P. 181

PLAT OF SURVEY AND IMPROVEMENTS
TO THE L. DE ZAVALLA SURVEY, ABSTRACT NO. 613, THE S. COCKRELL SURVEY, A
CONZALES SURVEY, ABSTRACT NO. 192, ALL IN HOOD COUNTY,
THE J. YBARBO SURVEY, ABSTRACT NO. 748, THE J. YBARBO SURVEY,
ABSTRACT NO. 169, THE L. DE ZAVALLA SURVEY, ABSTRACT NO. 169,
ABSTRACT NO. 219, ALL IN PARKER COUNTY, TEXAS

SURVEYED ON THE GROUND: OCTOBER 22, 2019

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR
PRICE SURVEYING, LP, FIRM #10034200, 213 S. DALLAS ST., SUITE 100, HOUSTON, TEXAS 77002
JUN19693



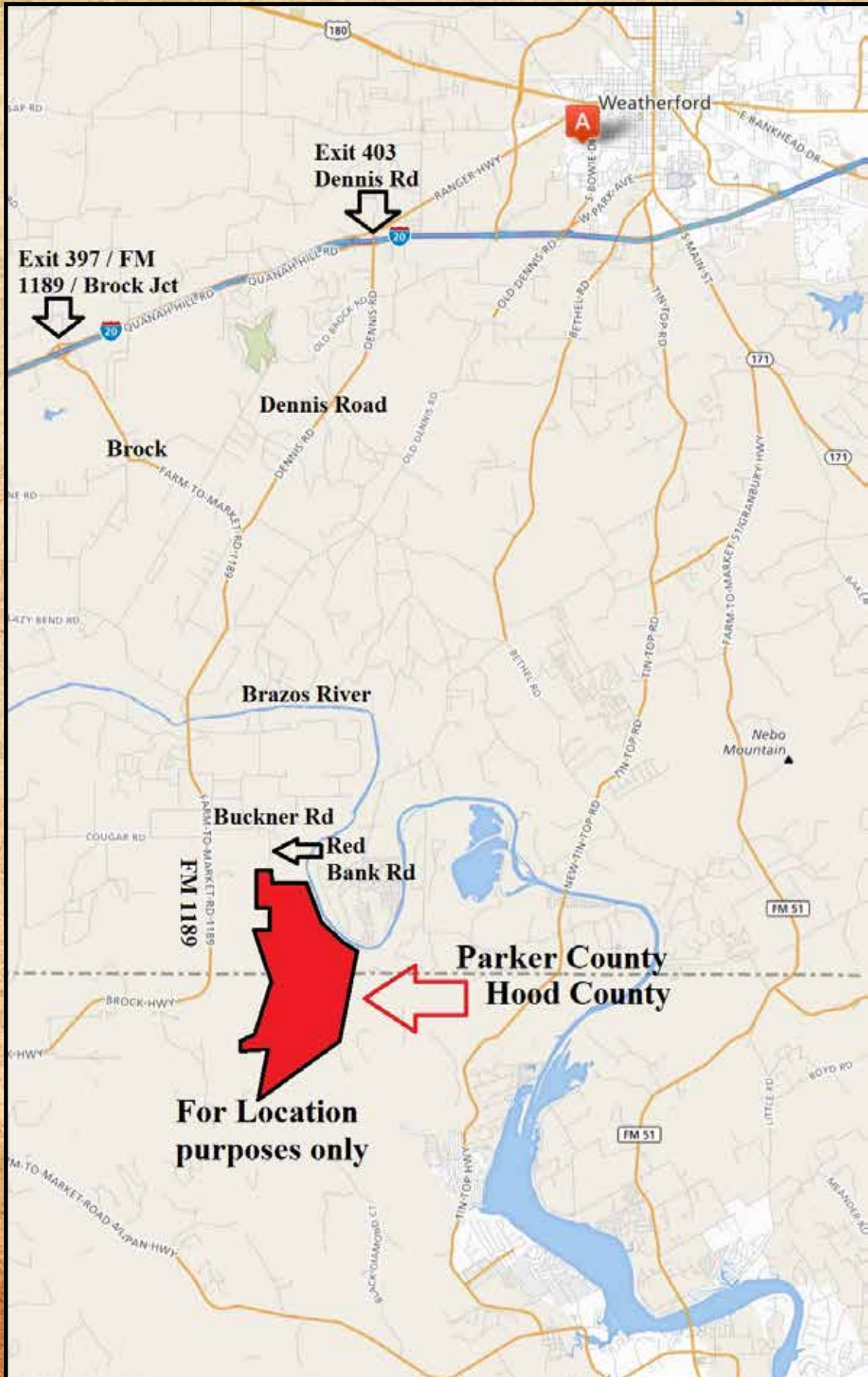


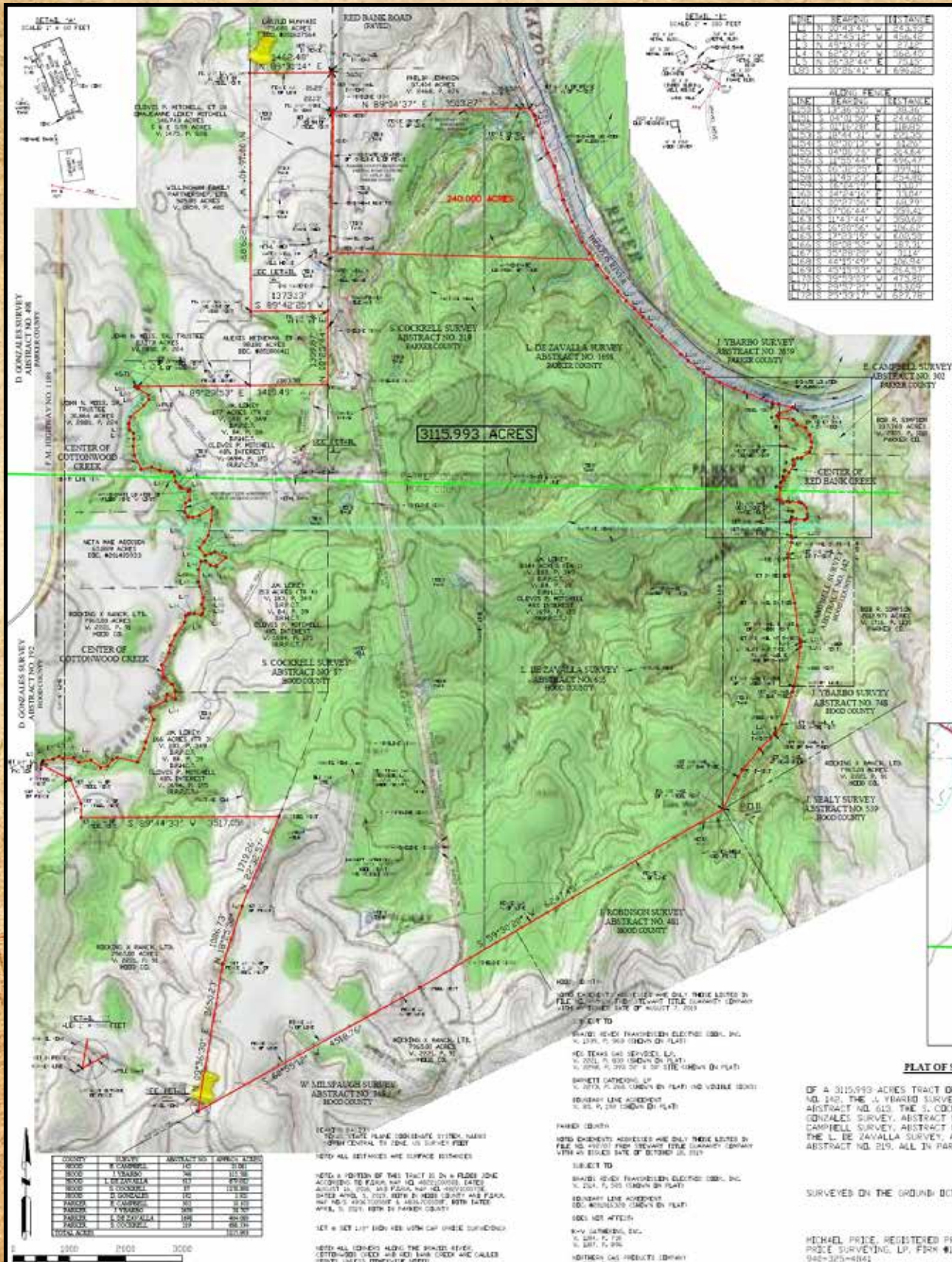






Local Map





LINE	BEARING	DISTANCE
1	N 89°24'37" E	3033.27
2	N 89°24'37" E	3033.27
3	N 89°24'37" E	3033.27
4	N 89°24'37" E	3033.27
5	N 89°24'37" E	3033.27

LINE	BEARING	DISTANCE
1	N 89°24'37" E	3033.27
2	N 89°24'37" E	3033.27
3	N 89°24'37" E	3033.27
4	N 89°24'37" E	3033.27
5	N 89°24'37" E	3033.27

315,993 ACRES

D. GONZALES SURVEY
ABSTRACT NO. 408
PARKER COUNTY

D. GONZALES SURVEY
ABSTRACT NO. 402
PARKER COUNTY

S. COCKRELL SURVEY
ABSTRACT NO. 219
PARKER COUNTY

L. DE ZAVALLA SURVEY
ABSTRACT NO. 1699
PARKER COUNTY

J. YBARBO SURVEY
ABSTRACT NO. 219
PARKER COUNTY

E. CAMPBELL SURVEY
ABSTRACT NO. 302
PARKER COUNTY

S. COCKRELL SURVEY
ABSTRACT NO. 37
WOOD COUNTY

L. DE ZAVALLA SURVEY
ABSTRACT NO. 622
WOOD COUNTY

J. YBARBO SURVEY
ABSTRACT NO. 748
WOOD COUNTY

J. NEALY SURVEY
ABSTRACT NO. 539
WOOD COUNTY

W. MILSPARK SURVEY
ABSTRACT NO. 246
WOOD COUNTY

OWNER	ACRES	ABSTRACT NO.	APPROX. VALUE
WOOD	1,740.00	101	111,780
WOOD	1,740.00	102	111,780
WOOD	1,740.00	103	111,780
WOOD	1,740.00	104	111,780
WOOD	1,740.00	105	111,780
WOOD	1,740.00	106	111,780
WOOD	1,740.00	107	111,780
WOOD	1,740.00	108	111,780
WOOD	1,740.00	109	111,780
WOOD	1,740.00	110	111,780

NOTE: A PORTION OF THIS TRACT IS IN A PLATTED ZONE ACQUISITION TO BE MADE BY US ACCORDING TO LATER ACTS OF CONGRESS AND FEDERAL MAP ACT ACCORDING TO SAID ACTS. THIS TRACT IS NOT SUBJECT TO FEDERAL ACQUISITION UNDER THE NATIONAL SYSTEM OF PUBLIC LANDS. THIS TRACT IS NOT SUBJECT TO FEDERAL ACQUISITION UNDER THE NATIONAL SYSTEM OF PUBLIC LANDS.

NOTE: CERTAIN UNRECORDED EASEMENTS ARE ONLY THOSE LISTED IN FILE NO. 100-100 FROM DEWANEY TITLE COMPANY (DEWANEY) WITH AN EFFECTIVE DATE OF AUGUST 7, 2003.

DEED TO
SHARON HEDEY FRANCHISEE ELECTION, INC.
N. 2014, P. 305 (EMPHASIS ON PLAT)

DEED TO
SUNSET CATHEDRAL, LP
N. 2014, P. 305 (EMPHASIS ON PLAT) AND VOLUME 10001

BOUNDARY LINE AGREEMENT
BDO, BONDURSON, CHAMBERS & COMPANY, P.C.
N. 2014, P. 305 (EMPHASIS ON PLAT)

DEED TO
SHARON HEDEY FRANCHISEE ELECTION, INC.
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PLAT OF S

OF A 315,993 ACRES TRACT OF LAND, THE A. YBARBO SURVEY, ABSTRACT NO. 613, THE S. COCKRELL SURVEY, ABSTRACT NO. 219, THE L. DE ZAVALLA SURVEY, ABSTRACT NO. 1699, AND THE E. CAMPBELL SURVEY, ABSTRACT NO. 302, ALL IN PARKER COUNTY, TEXAS.

SURVEYED ON THE GROUND BY

MICHAEL PRICE, REGISTERED PROFESSIONAL SURVEYOR, LP, FIRM NO. 940-325-4041