

2,959 Ac On The Brazos River

S/W Weatherford, Parker & Hood Counties, Texas



4,548' River Frontage, 12,190' Cottonwood Creek, Natural Springs, 23 Ponds, Excellent Game.



Rolling Terrain, Scenic Views, Beautiful Tree Cover, ½ Minerals, Water Wells, \$48,995,000

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2,959 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, which is 1200 Red Bank Road, Lipan, Texas. The main residence is located at 8001 Brock Hwy., Lipan, Texas 76462 with approximately 930 feet of FM 1189 (Brock Hwy) frontage.
- LAND/TERRAIN:** Primarily gently rolling to heavily rolling native land and cover. Numerous varieties of trees including live oak, post oak, elm, juniper, red oak, and mesquite. Also, 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 totaling 250 acres. Approximately 901.5 acres in Parker County, and 2,057.4 acres in Hood County.
- WATER:** Approximately 4,548 feet 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. Seven subsurface water wells (four in the Trinity aquifer producing between 20 to 30+ gpm), the windmill water well was converted to a ½ hp pump with a 3000-gallon storage tank and booster pump, a Parker County Water Supply Co-op tap, 23+ earthen ponds, and two natural springs.
- IMPROVEMENTS:** The main home is a custom 3 bedroom, 3.1 bath, 3 car garage, tumbled concrete & stone home built in 2015. Very spacious with high end amenities including a Texas size kitchen featuring an enormous matte granite island, and stainless-steel appliances including a commercial Viking Range & vent-a-hood. A large living room with a fireplace. Engineered wood flooring in the common areas. A guest or helper's nice doublewide home. A small, shed row horse barn and a private gated entry. Near the north entrance is a foreman's 3 bedroom, 2 bath, remodeled brick home, with a large bunk / game room. An open concept - living room with carpet, a cathedral ceiling, a nice kitchen with granite countertops, and breakfast nook. The bedrooms are carpeted. The master bath is a tile shower, dual sinks on a tile vanity. The 2nd bath is a tub/shower combination. A detached covered 3 car carport. Steel cattle pens and loading chute connect to a large older all steel 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 2,747 acres, and 1/8 minerals under 192 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:** \$14,700.00 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.
- PRICE:** \$48,995,000.00

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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.











M. HIGHWAY NO. 1189





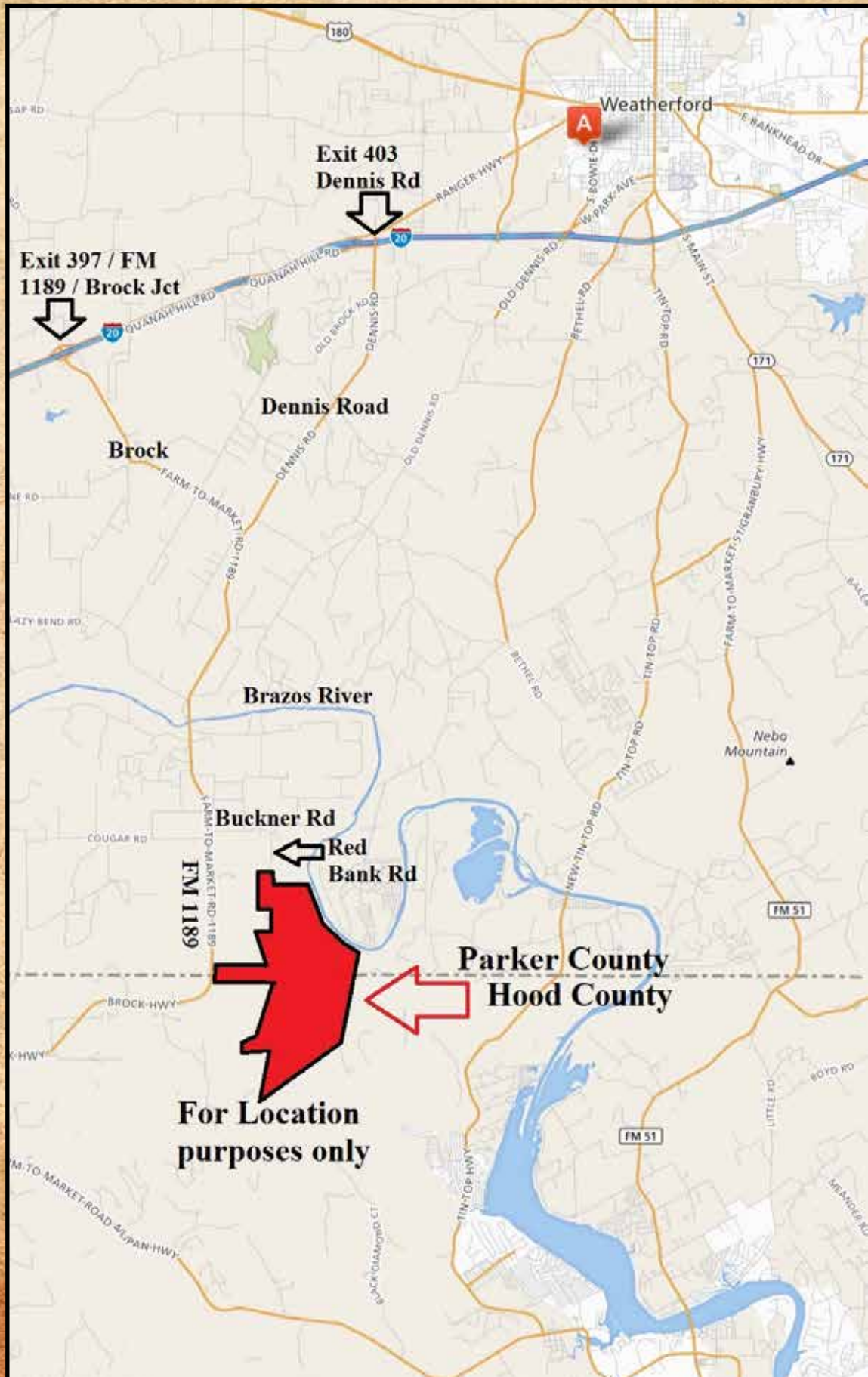








Local Map



**8001 Brock Hwy.
Lipan, Texas 76462**

