

# 41.45 Acres of Production Land

## East of Millsap, Parker Co., Texas



Level ground with open coastal bermuda pastures in sandy loam soil, and some native timber.



9-acre pecan orchard, water well, paved road frontage and Millsap ISD.  
\$20,000 per acre, no division.

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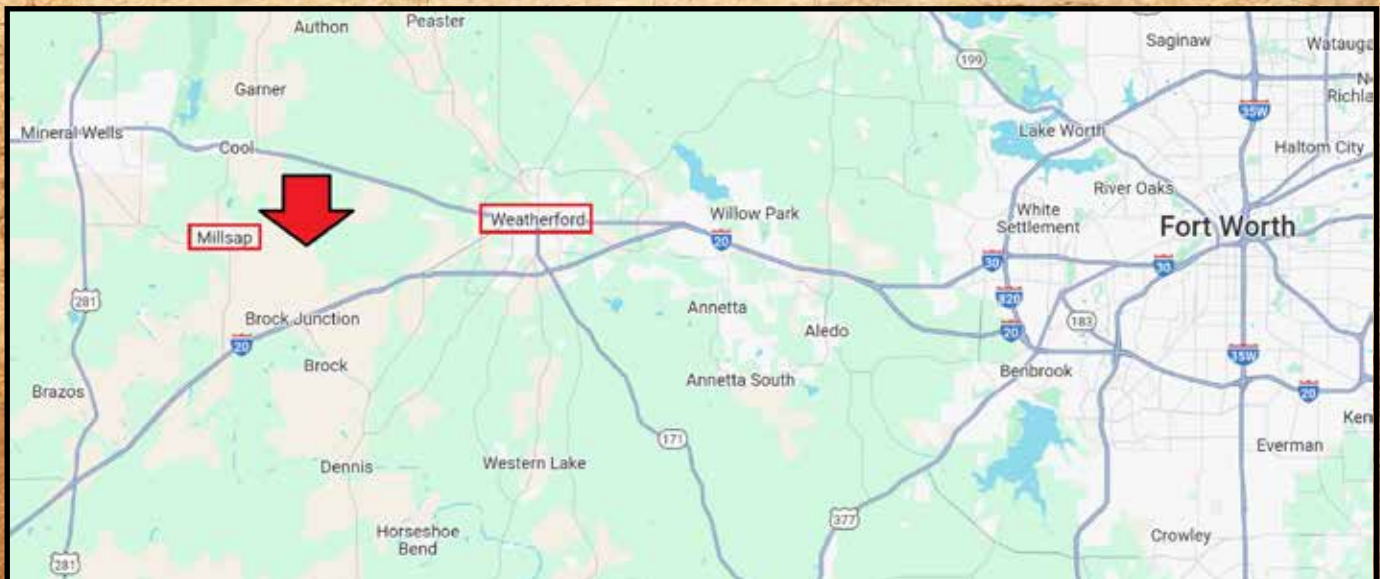


## 41.45 Scenic Acres

### 792 Clary Road, Millsap, Texas 76066

- LOCATION:** From the property - to Millsap is 4.5 miles, to Weatherford is 12 miles, and to Fort Worth is 42.5 miles.
- LAND:** Level topography, approx. 17.4 acres in open coastal bermuda pastures with sandy loam soils, approx. a 9-acre older pecan orchard in sandy loam soils, and approx. 9.8 acres in native timber. The balance is in native grass. Approx. 492 feet of paved frontage.
- IMPROVEMENTS:** A water well.
- WATER:** A 120 foot bottom depth water well, estimated yield of 70 GPM with a 10 foot drawdown after 30 minutes, drilled in 2006 by XTO – well report available upon request.
- TAXES:** 2023 - \$4,729.37, with agricultural exemption.
- SCHOOLS:** Millsap ISD
- COMMENTS:** Beautiful property on a paved county road. The north line is not fenced.
- PRICE:** \$20,000.00 per acre, no division, or owner financing.

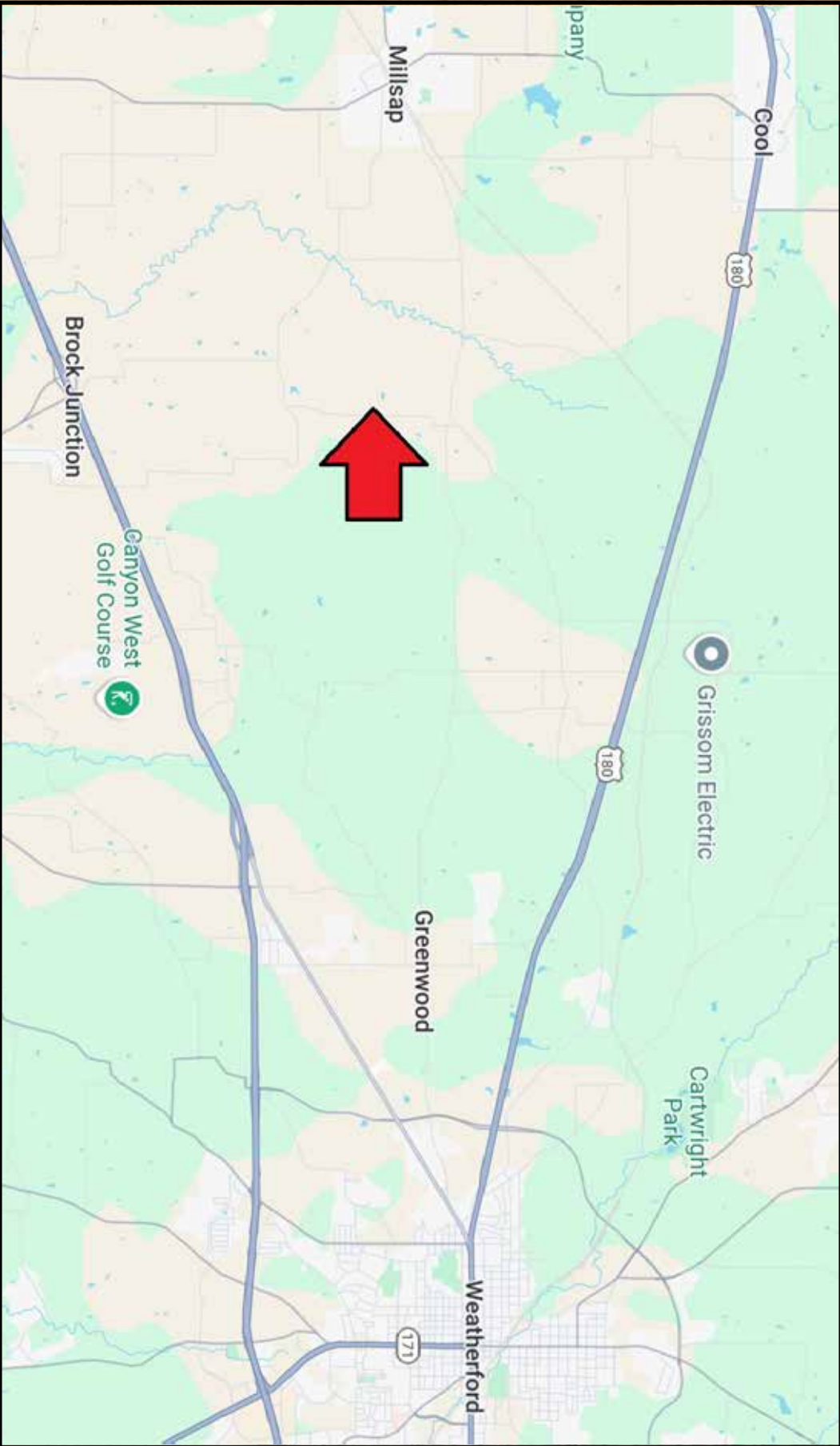
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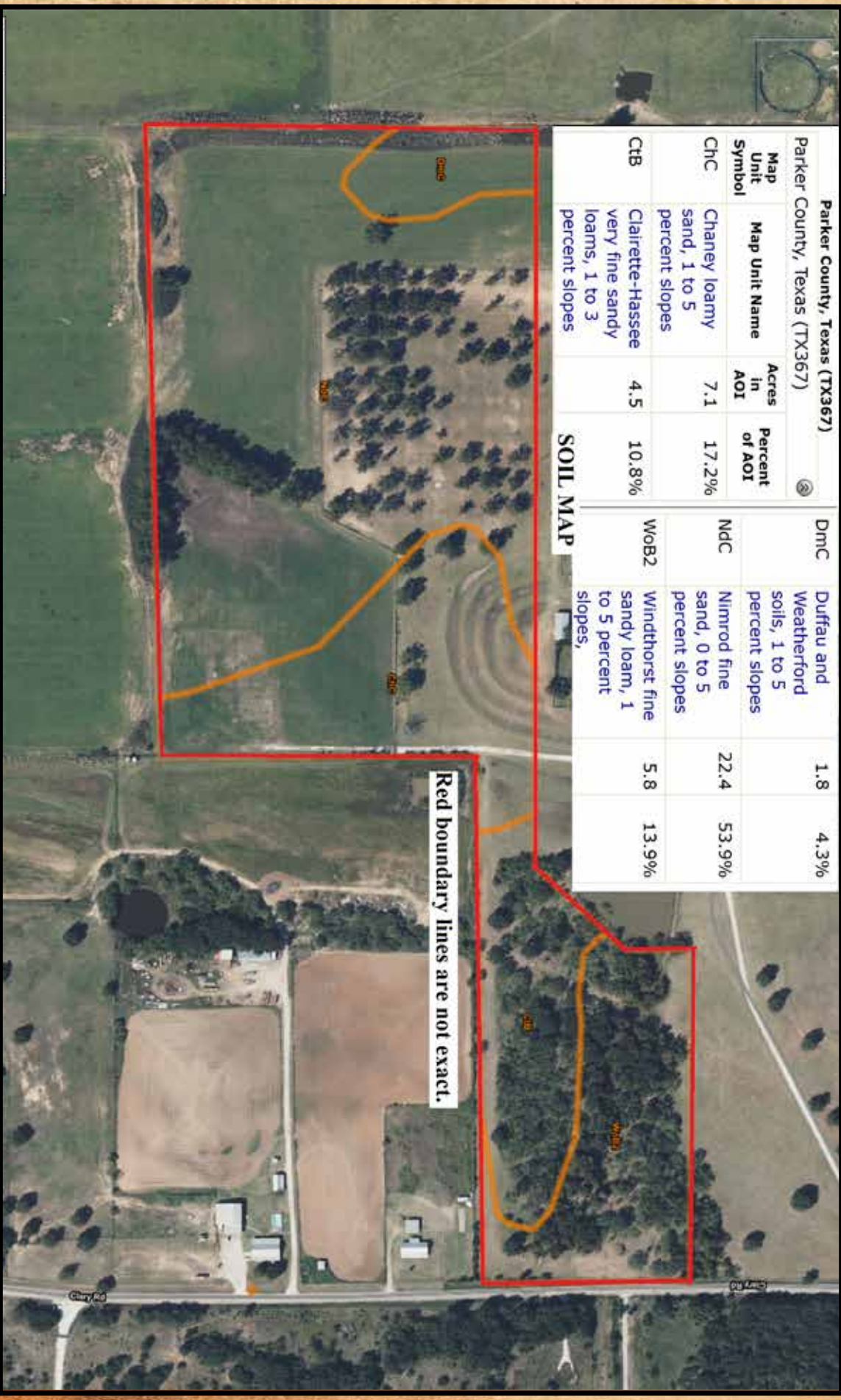




Parker County, Texas (TX367)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChC	Chaney loamy sand, 1 to 5 percent slopes	7.1	17.2%	NdC	Nimrod fine sand, 0 to 5 percent slopes	22.4	53.9%
CtB	Clairette-Hassee very fine sandy loams, 1 to 3 percent slopes	4.5	10.8%	Wob2	Windthorst fine sandy loam, 1 to 5 percent slopes,	5.8	13.9%

SOIL MAP



Red boundary lines are not exact.

