

125.76 Beautiful Acres

South of Weatherford, Parker Co., Texas



**Level to gently sloping sandy loam soils and 50 feet of elevation change.
Diverse tree cover including large live oaks, pecans, & elms.**



1 mile of Spring Creek, sandy & clay loam soils, water well, mineral rights, \$29,750/Ac

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125.76 Gorgeous Acres

7300 Norris Circle, Weatherford, Parker Co., Texas 76087

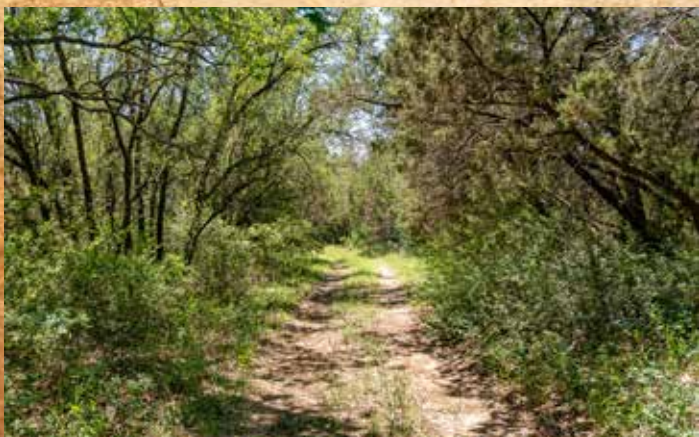
- LOCATION:** The property is - 9.1 miles to Weatherford, 15.2 miles to Granbury, and 35.3 miles to Fort Worth.
- TERRAIN:** Level to gently sloping, extremely productive land featuring sandy loam soils ideal for agriculture and grazing. Timbered areas along picturesque Spring Creek provide stunning natural beauty and are populated with large live oaks, big post oaks, pecan trees, elms, and red oaks, all contributing to excellent game habitat and natural cover. The soils are diverse and include May fine sandy loam, Bosque loam, Bastil loamy fine sand, and Bolar clay loam. Approximately 50 feet of elevation change occurs from the main entrance to the banks of Spring Creek, offering slight topography and scenic views.
- WATER:** One mile of beautiful Spring Creek frontage runs through the property on both sides, primarily in fertile Frio Clay loam soil. A water well, reportedly around 400 feet deep, provides ample water supply—according to the tenant, water availability has never been an issue.
- IMPROVEMENTS:** Includes an older 933 sq. ft. home (no contributory value), a covered porch, and a 320 sq. ft. attached garage. Also present are a small storage shed and a perimeter fence in fair condition, suitable for cattle.
- WILDLIFE:** Frequent sightings of deer, turkey, hogs, and other native game.
- MINERALS:** All owned mineral rights, including executive rights and royalty, will be conveyed at closing. No gas wells on the property, though one natural gas pipeline crosses it.
- TAXES:** 2024 taxes were \$1,059.67 with an ag exemption in place.
- COMMENTS:** Secluded and scenic, with diverse tree cover and rich soils—ideal for recreation, ranching, or investment. Outstanding location.
- ISD:** Weatherford
- RESTRICTIONS:** No mobile homes, no move-in homes, no manufactured homes, no wrecking yards, no dump grounds, no surface mining, and no commercial hog, dog, chicken, goat, or dairy farms allowed.
- PRICE:** \$29,750.00 per acre. No owner financing or division.

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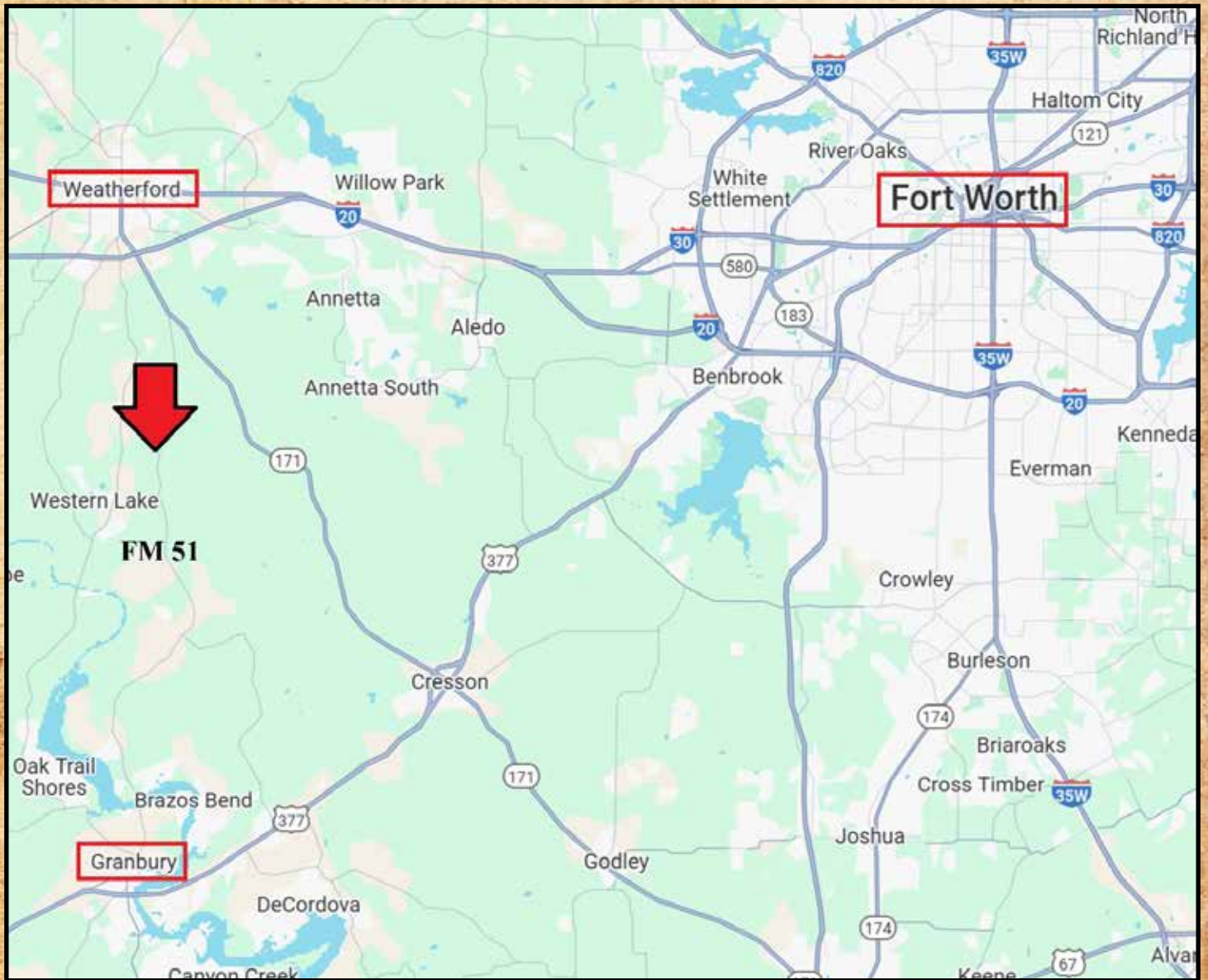


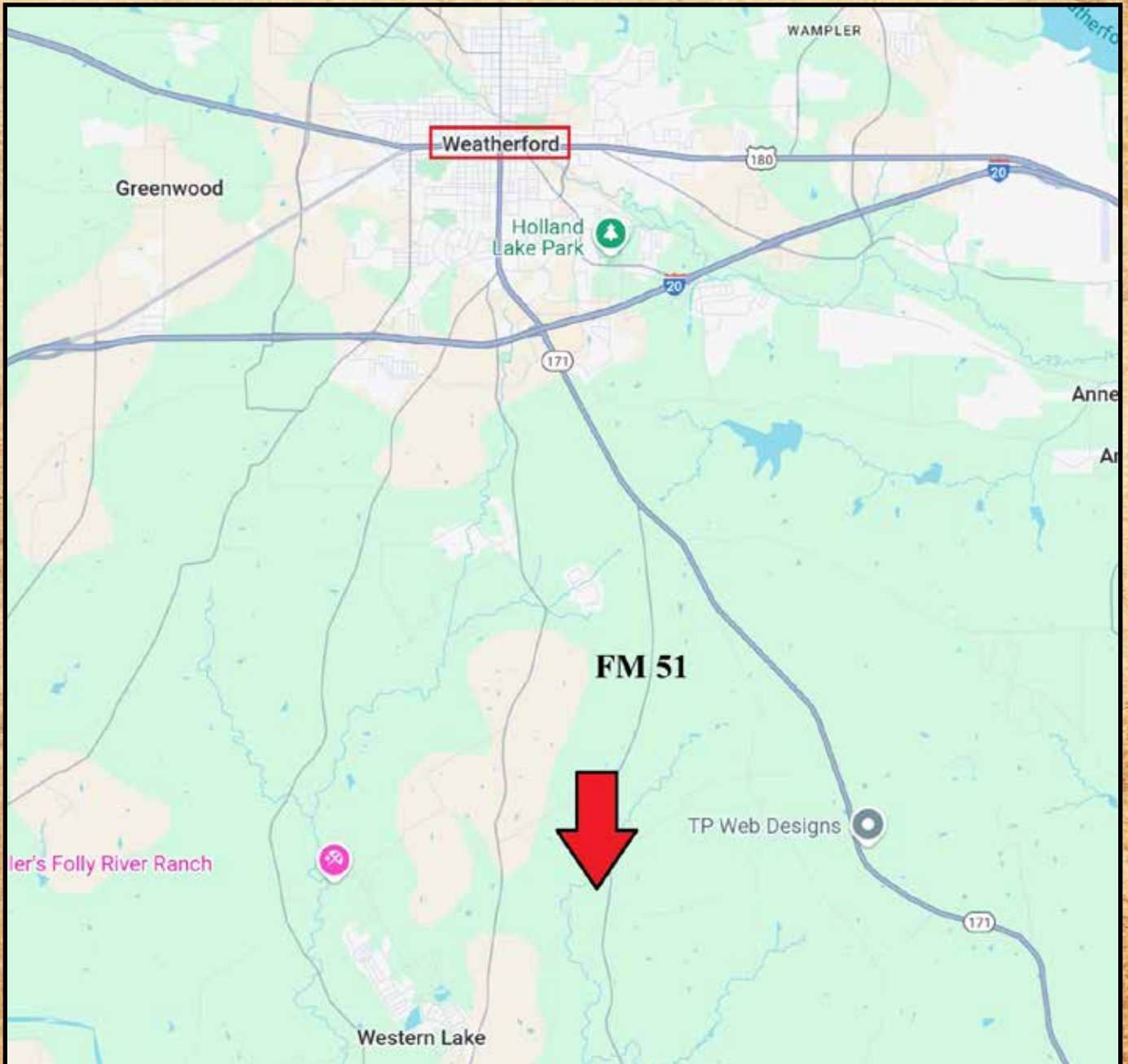




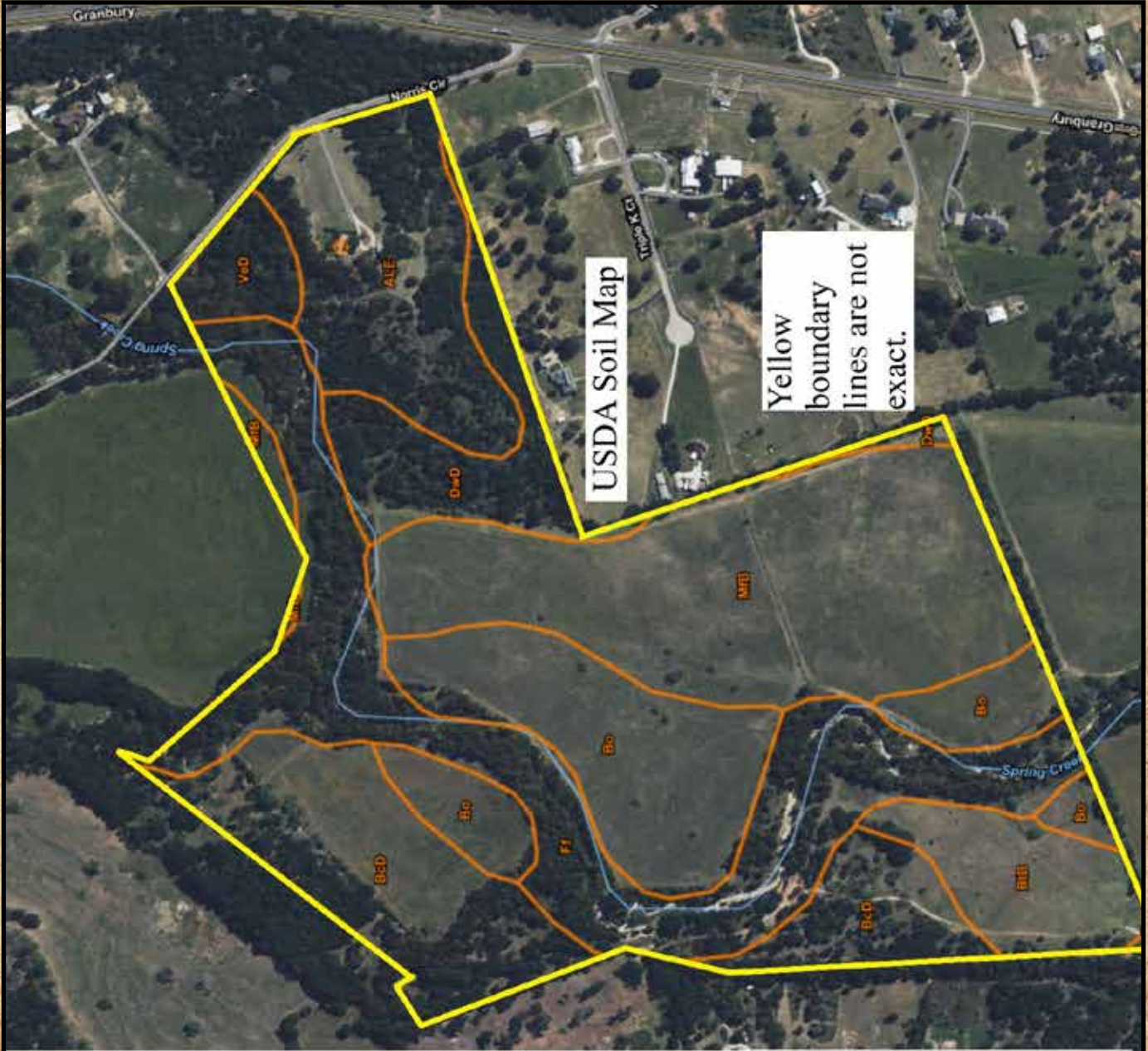


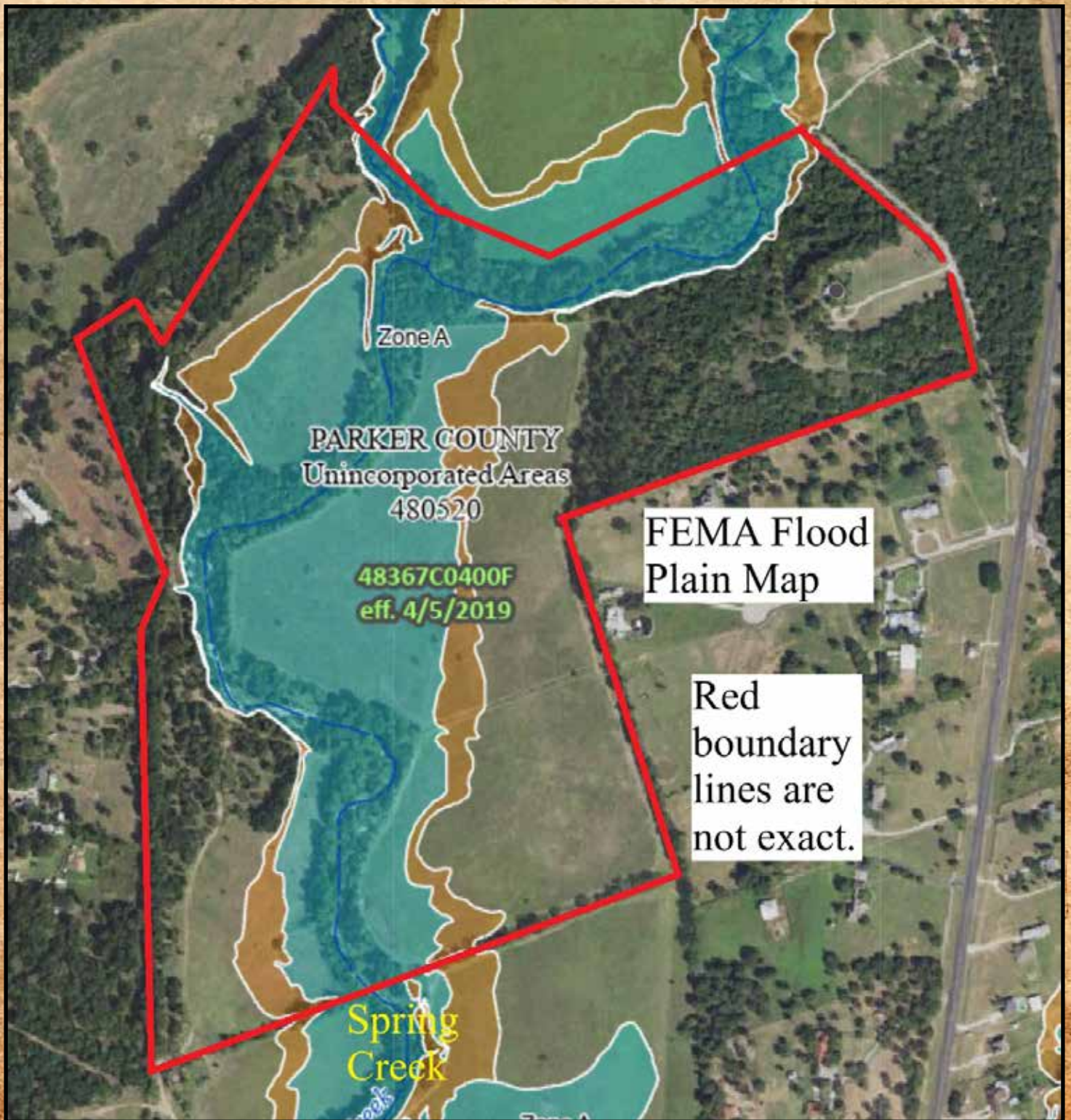






Parker County, Texas (TX367)				©	
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI		
ALE	Aledo-Bolar association, 1 to 8 percent slopes	13.5	11.0%		
BcD	Bolar clay loam, 5 to 8 percent slopes	18.3	14.9%		
Bo	Bosque loam, 0 to 1 percent slopes, occasionally flooded	19.3	15.7%		
BtB	Bastil loamy fine sand, 1 to 3 percent slopes	6.6	5.4%		
DwD	Duffau-Weatherford complex, 3 to 8 percent slopes	8.0	6.5%		
Ff	Frio clay loam, 0 to 1 percent slopes, frequently flooded	26.1	21.3%		
MFB	May fine sandy loam, 1 to 3 percent slopes	28.1	22.9%		
VeD	Venus clay loam, 5 to 8 percent slopes	2.8	2.3%		





Zone A

PARKER COUNTY
Unincorporated Areas
480520

48367C0400F
eff. 4/5/2019

FEMA Flood
Plain Map

Red
boundary
lines are
not exact.

Spring
Creek

125.759 Ac

Entrance

N

Light green
boundary lines
are not exact.

