

174.2 Acre Brazos River Farm

West of Brock, Western Parker County, Texas



A beautiful and private Brazos River farm, level to gently rolling, highly productive sandy loam soils, huge live oaks, tall cottonwoods, and grassy pastures.



4,400 feet of Brazos River frontage, 2 ranch style homes, and all minerals owned convey. Two water wells, water tap, and ponds. Excellent location. \$4,995,000.

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174.21 Acre Brazos River Farm

701 & 711 Brannon Bridge Circle, Millsap, Parker Co., Texas 76066

- LOCATION:** Forty-five miles west of Fort Worth, 16 miles west of Weatherford in Parker County. Exit 394 Millsap / FM 113 and proceed south on Brannon Bridge Circle to 711.
- TERRAIN:** Level to gently rolling, extremely productive land supporting excellent sandy loam soils with the 75 acres established in coastal bermuda for hay production. Timbered areas along the river present incredible beauty with large live oaks, tall cottonwoods, big post oaks, elms, and some cedar and mesquite. Excellent game cover as well. A huge eagle's nest has been seen. Most of the soil is sandy or sandy loam.
- WATER:** 4,400 feet of Brazos River frontage. Parker County Water tap is integrated into the domestic water system. There are three water wells – one at 701 produces well with a storage tank and booster pump.; two at 711 (one produces 100 gallons per 1.5 hours, and the other one is not in use). Two stock ponds.
- IMPROVEMENTS:** Two ranch style homes – one is at 711 and is 2529 sq. ft., brick 3 bedroom, 2 bath brick home with an attached garage and metal roof, built in 1982. A huge living room with carpet. The kitchen has tile floors, dishwasher, electric cooktop, oven, disposal, an island, central heat & air, ceiling fans, electric & propane. A covered back patio. Older shop/barn with a concrete floor and super nice water system. Adjoining steel cattle pens. The second home at 701 and was built in the mid '40s and as completely remodeled down to the studs and stone. Everything is was replaced from the floors to the windows to the roof. All new electric and plumbing. Fully insulated with central heat and air. It is a farmhouse of 1,276 sq. ft. with a metal roof, a large living room with a wood floor, and a tall ceiling. Kitchen with tile floor, many cabinets, an eating bar island with granite countertops, and black appliances. Ceiling fans throughout. 1 small shop, 1 well house, and a small storage building and dog kennels. Perimeter and cross fenced – some is hot wire, especially by the river.
- WILDLIFE:** Deer, turkey, hogs, etc... Eagles have been seen and a large nest in the top of a tall cottonwood tree.
- MINERALS:** All minerals owned are conveyed at closing and funding, and there are no gas wells on the property. There are multiple pipelines that cross on the north end.
- PROPERTY TAXES:** \$4,856.00 in 2024 with ag exemption.
- COMMENTS:** Beautiful Brazos River property with scenic tree cover, and views. Very private and productive! An excellent location. An old remnant chimney and cistern.
- PRICE:** \$4,995,000.00 No owner financing or division.

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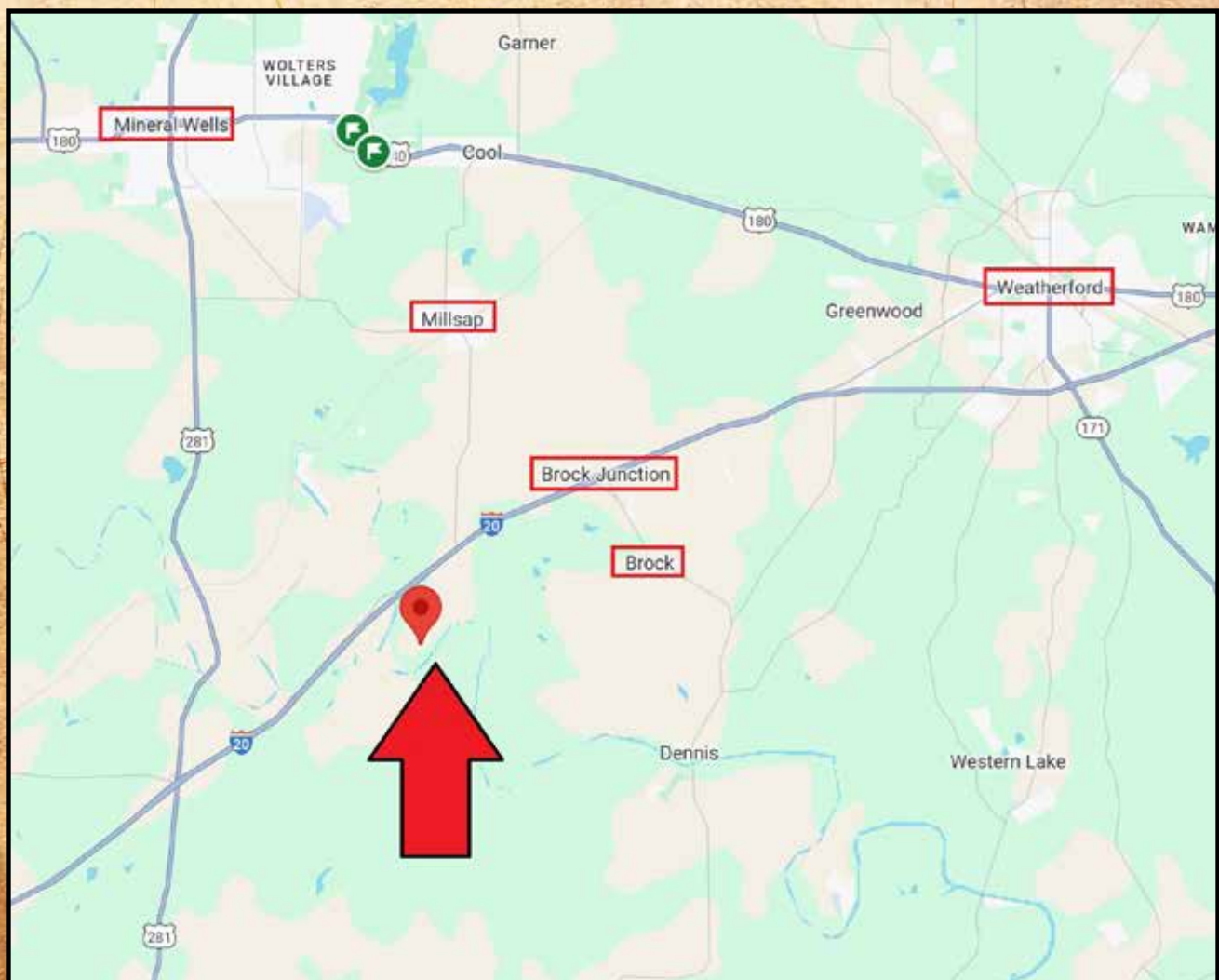
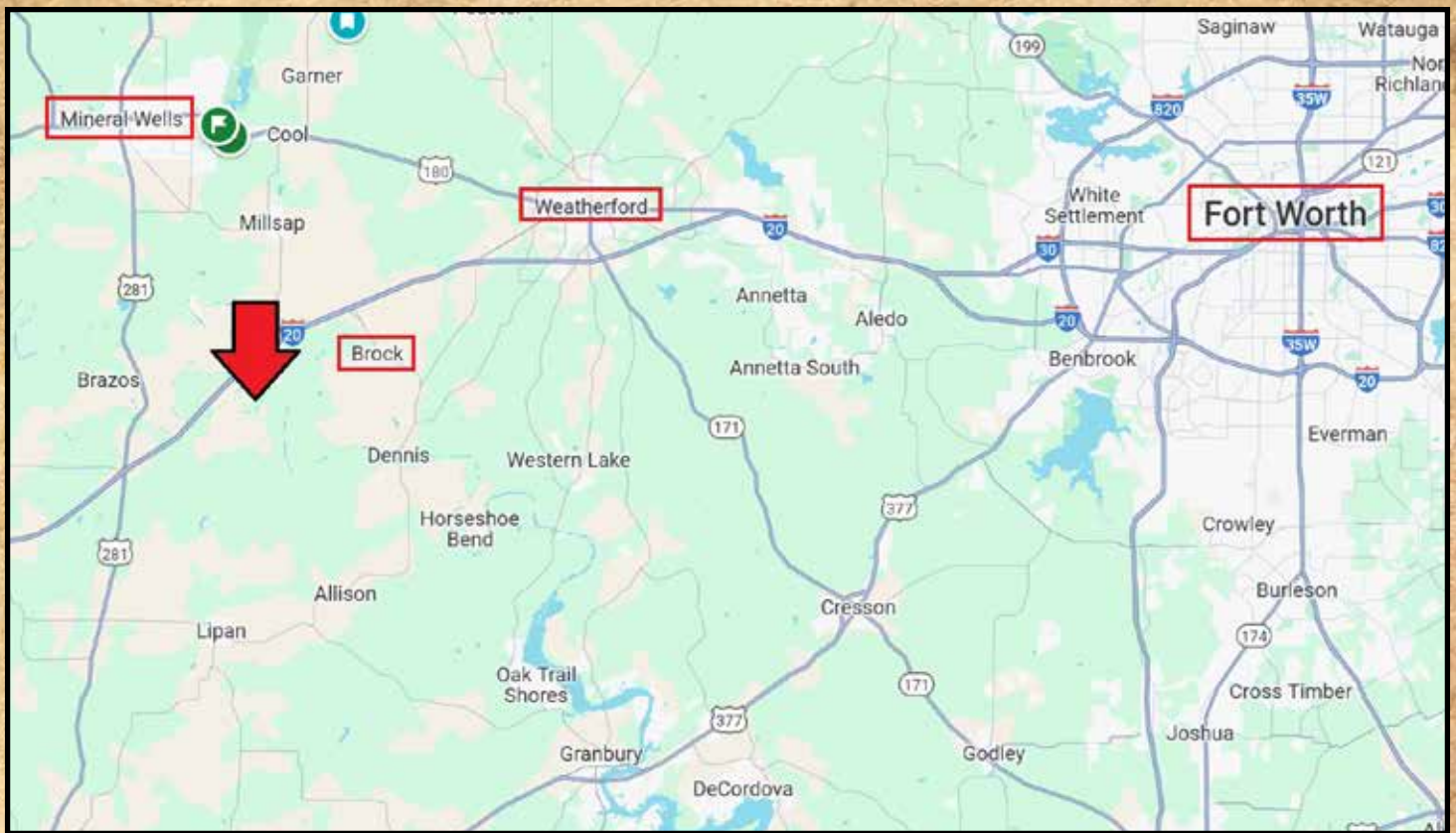












LIMIT OF STUDY

FEMA Flood Hazard Map

Flood Hazard Zones

Zone Type

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee

COUNTY
ated Areas

48367C03508
eff. 4/5/2019

Zone AE

Zone AE

Zone AE

**Yellow
boundary
lines are
not exact.**

DURFEY
TYSON
& SHEA

WARE
JIM &
CAROLYN

Green
boundary
lines are
not exact.

PETTYJOHN
SIERRA &
HUDSON

Streckland Ln

Brazos River

Brazos River

850ft

100ft

75'

