

300 +/- Acre Brazos River Farm

5200 Dobbs Valley Road, Millsap, Texas



Rolling to Sloping Terrain, 50/50 Mix of Open Pastures and Tree Cover including Live Oaks.



926' of Brazos River, 120-ft bluff view, creeks, 8 stock ponds, 3 water wells. \$12,875 / acre.

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- LOCATION:** Southeast of Mineral Wells on the Palo Pinto and Parker County line. Approximate travel times – Mineral Wells-18 minutes, Weatherford-32 minutes, Fort Worth-56 minutes.
- TERRAIN:** Heavily rolling to gently sloping land with 50% open meadows and pastures, and 50% in scattered to thick tree cover including live oak, elm, cedar, post oak and mesquite. Past use was for grazing cattle and hay production (coastal, rye, and sudan).
- WATER:** Approximately 926 feet of coveted Brazos River frontage with a 120-foot-high bluff view to the south. Railroad tracks are parallel to the river below the bluff. Several small wet weather creeks or tributaries funnel into the river, and 8 stock ponds. Three water wells – No. 1 well is at the front at 160 feet deep and services the house. A No. 2 well which to seller's knowledge has never run dry. The No 3 well in front of the house is currently non-functional.
- IMPROVEMENTS:** An old homestead built sometime in the 1880s, which has two of the original log cabin walls, and it was updated in the late 90s. An old barn and cattle pens still in use.
- WILDLIFE:** Deer, turkey, hogs, etc.. The property has not been hunted for deer or turkey since the mid-1980s except for predators.
- MINERALS:** Seller claims to own all the mineral rights and will convey upon closing and funding. There are also two petroleum wells that produce an average check of approximately \$1,000.00 per month.
- PROPERTY TAXES:** 2024 - \$600.00 with agricultural exemption.
- COMMENTS:** Lots of topography and excellent hunting cover. Below the high bluff view are the railroad tracks near the river. Very private.
- PRICE:** Carefully priced at \$12,875.00 per acre. No owner financing or division.

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