

# 42 GORGEOUS Acres

## Cool, Texas



Level land with beautiful large pecan trees in excellent sandy loam soils and Dry Creek. \$25,000/acre



½ is large trees in native grasses and the balance is varied timber, plum thickets, & excellent game cover.

**MAC A. COALSON**  
*REAL ESTATE BROKER*  
Cell 817-925-3333  
E-Mail - [Mac@Coalson.com](mailto:Mac@Coalson.com)  
or [CoalsonRE@gmail.com](mailto:CoalsonRE@gmail.com)



**McALLEN COALSON**  
*REAL ESTATE BROKER*  
Cell 817-991-8300  
E-Mail - [McAllen@Coalson.com](mailto:McAllen@Coalson.com)  
or [mfcoalson@gmail.com](mailto:mfcoalson@gmail.com)

7801 New Authon Road Weatherford, TX 76088

**WWW.COALSON.COM**

**MAC A. COALSON**

*REAL ESTATE BROKER*

Cell 817-925-3333

E-Mail - [Mac@Coalson.com](mailto:Mac@Coalson.com)  
or [CoalsonRE@gmail.com](mailto:CoalsonRE@gmail.com)



**McALLEN COALSON**

*REAL ESTATE BROKER*

Cell 817-991-8300

E-Mail - [McAllen@Coalson.com](mailto:McAllen@Coalson.com)  
or [mfcoalson@gmail.com](mailto:mfcoalson@gmail.com)

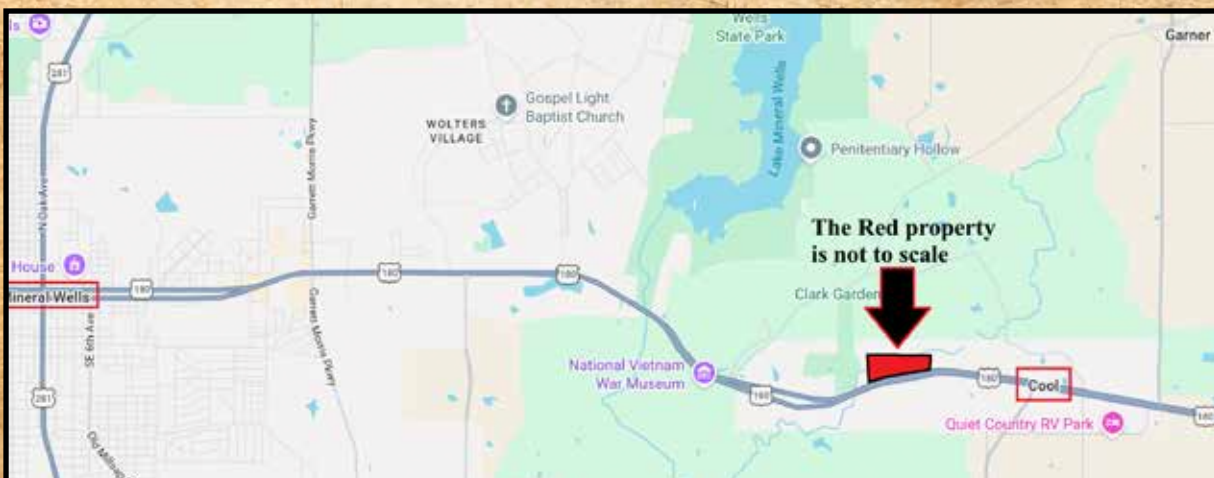
7801 New Authon Road Weatherford, TX 76088

**WWW.COALSON.COM**

## **42 Acres of Beautiful Raw Land US 180, Weatherford, Parker County, Texas**

- LOCATION:** Approximately – 4.4 miles east of Mineral Wells, 13.5 miles west of Weatherford, and 45 miles west of Fort Worth. Over 2400 feet of US 180 / Mineral Wells Hwy frontage.
- LAND/TERRAIN:** Most of the property is level in fine sandy loam (Bunyan and Santo) soils in 0 to 1% slopes within the 100 year flood plain. The eastern portion is a cleaner native pasture with many huge pecan trees. The western portion is more timbered with many varieties of trees including pecan, red oak, ash, and elm. Thick plum thickets, green briar, etc. cover for game on the north side of Dry Creek.
- WATER:** Over 2,200 feet of Dry Creek traverses through the property.
- MINERALS:** Whatever Seller owns will convey, if any. According to the Texas Railroad Commission there is a gas well, but there is no production or equipment.
- GAME:** Deer, etc..
- PIPELINES & GAS WELLS:** 2 Natural Gas pipelines by Colt Gathering L.P. (North Texas) and one Oneok NGL Pipeline, LLC. One gas well on the TRC website appears to be non-producing but has not been seen on the ground.
- COMMENTS:** An absolutely beautiful property with many pecan trees. A railroad car bridge or a low water crossing will be needed to access the land on the north side of Dry Creek.
- PRICE:** \$25,000.00 per acre, no owner financing, or lease purchase.

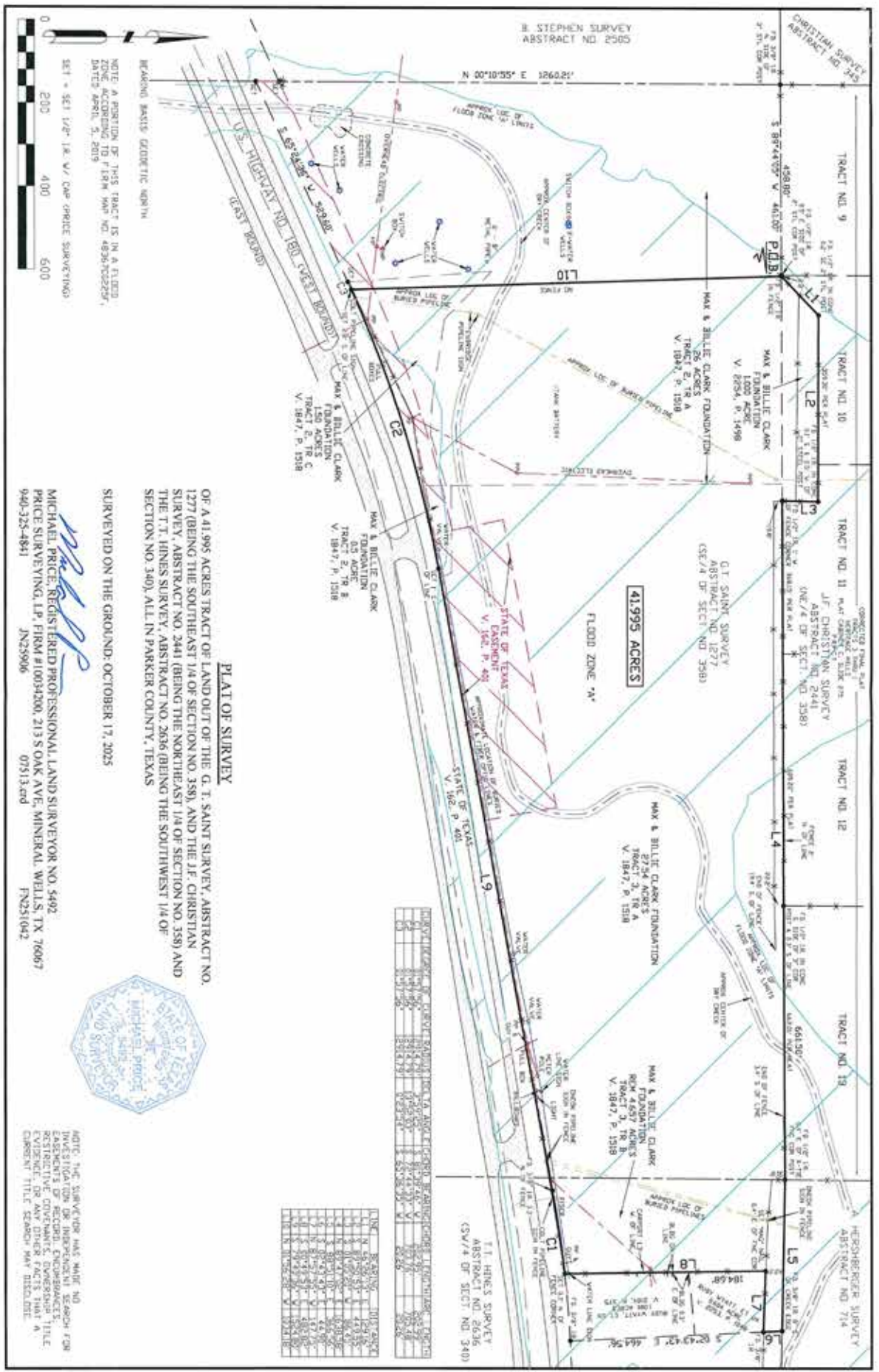
ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.











NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 4836702229F, DATED APRIL 5, 2019.

REASON: BASIS: GEOMETRIC METHOD

SET - SET 1/2" I.K. V/ CAP PRICE SURVEYING

**PLAT OF SURVEY**

OF A 41,995 ACRES TRACT OF LAND OUT OF THE G. T. SAINT SURVEY, ABSTRACT NO. 1277 (BEING THE SOUTHEAST 1/4 OF SECTION NO. 358), AND THE J.F. CHRISTIAN SURVEY, ABSTRACT NO. 2441 (BEING THE NORTHEAST 1/4 OF SECTION NO. 358) AND THE T. J. HINES SURVEY, ABSTRACT NO. 2636 (BEING THE SOUTHWEST 1/4 OF SECTION NO. 340), ALL IN PARKER COUNTY, TEXAS

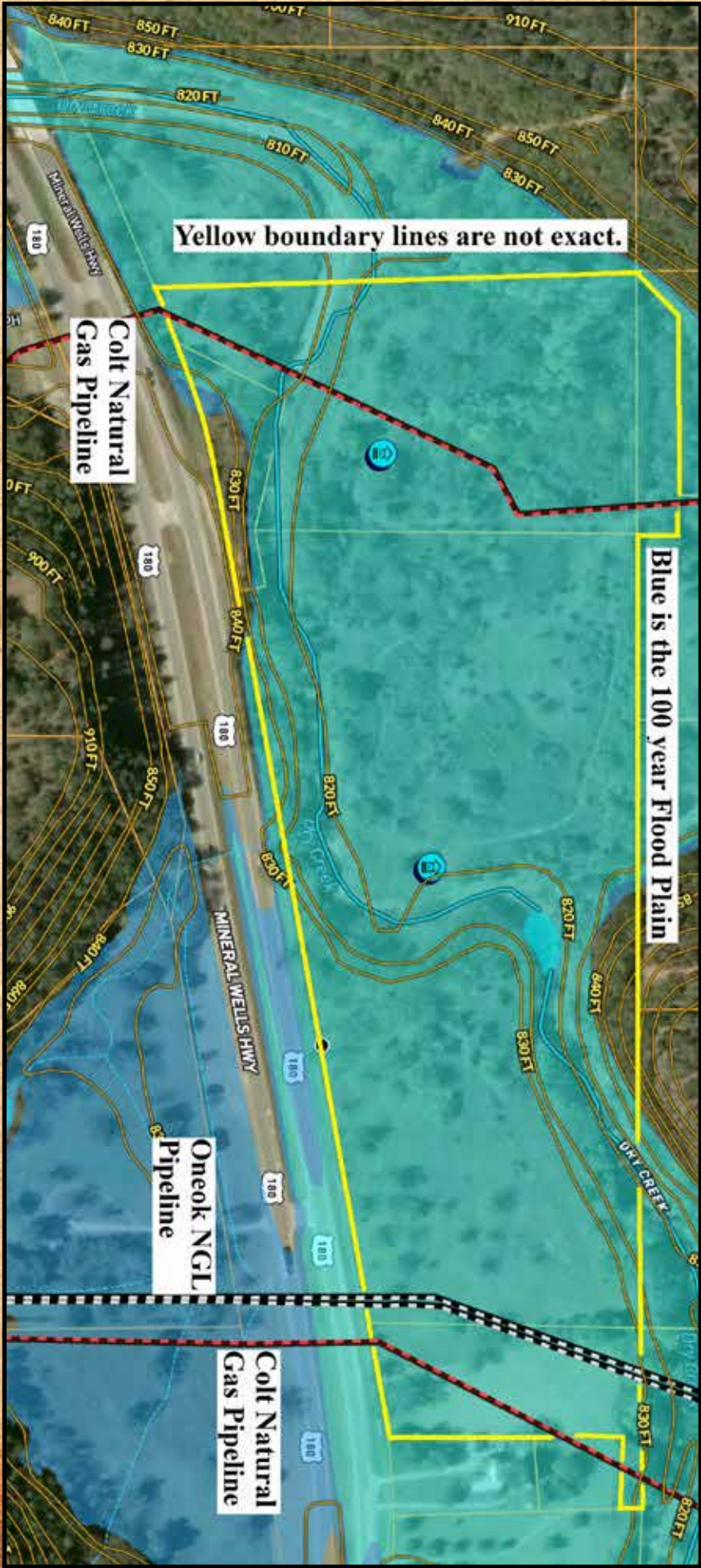
SURVEYED ON THE GROUND: OCTOBER 17, 2025

*Michael Price*  
 MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492  
 PRICE SURVEYING, L.P., FIRM #100914200, 213 S OAK AVE, MINERAL WELLS, TX 76067  
 940-325-4841 JN259906 07513.dwd FN251042



NOTE: THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESERVES, OR ANY OTHER FACTS THAT A CURRENT TITLE REPORT MAY REVEAL.

LINE	BEARING	DISTANCE	AREA
1	N 00°10'55" E	3260.21'	132,450.00
2	S 89°45'00" W	4400'	14,520.00
3	S 89°45'00" W	4400'	14,520.00
4	N 00°10'55" E	3260.21'	132,450.00
5	S 89°45'00" W	4400'	14,520.00
6	N 00°10'55" E	3260.21'	132,450.00
7	S 89°45'00" W	4400'	14,520.00
8	N 00°10'55" E	3260.21'	132,450.00
9	S 89°45'00" W	4400'	14,520.00
10	N 00°10'55" E	3260.21'	132,450.00
11	S 89°45'00" W	4400'	14,520.00
12	N 00°10'55" E	3260.21'	132,450.00
13	S 89°45'00" W	4400'	14,520.00
14	N 00°10'55" E	3260.21'	132,450.00
15	S 89°45'00" W	4400'	14,520.00
16	N 00°10'55" E	3260.21'	132,450.00
17	S 89°45'00" W	4400'	14,520.00
18	N 00°10'55" E	3260.21'	132,450.00
19	S 89°45'00" W	4400'	14,520.00
20	N 00°10'55" E	3260.21'	132,450.00
21	S 89°45'00" W	4400'	14,520.00
22	N 00°10'55" E	3260.21'	132,450.00
23	S 89°45'00" W	4400'	14,520.00
24	N 00°10'55" E	3260.21'	132,450.00
25	S 89°45'00" W	4400'	14,520.00
26	N 00°10'55" E	3260.21'	132,450.00
27	S 89°45'00" W	4400'	14,520.00
28	N 00°10'55" E	3260.21'	132,450.00
29	S 89°45'00" W	4400'	14,520.00
30	N 00°10'55" E	3260.21'	132,450.00
31	S 89°45'00" W	4400'	14,520.00
32	N 00°10'55" E	3260.21'	132,450.00
33	S 89°45'00" W	4400'	14,520.00
34	N 00°10'55" E	3260.21'	132,450.00
35	S 89°45'00" W	4400'	14,520.00
36	N 00°10'55" E	3260.21'	132,450.00
37	S 89°45'00" W	4400'	14,520.00
38	N 00°10'55" E	3260.21'	132,450.00
39	S 89°45'00" W	4400'	14,520.00
40	N 00°10'55" E	3260.21'	132,450.00
41	S 89°45'00" W	4400'	14,520.00
42	N 00°10'55" E	3260.21'	132,450.00
43	S 89°45'00" W	4400'	14,520.00
44	N 00°10'55" E	3260.21'	132,450.00
45	S 89°45'00" W	4400'	14,520.00
46	N 00°10'55" E	3260.21'	132,450.00
47	S 89°45'00" W	4400'	14,520.00
48	N 00°10'55" E	3260.21'	132,450.00
49	S 89°45'00" W	4400'	14,520.00
50	N 00°10'55" E	3260.21'	132,450.00
51	S 89°45'00" W	4400'	14,520.00
52	N 00°10'55" E	3260.21'	132,450.00
53	S 89°45'00" W	4400'	14,520.00
54	N 00°10'55" E	3260.21'	132,450.00
55	S 89°45'00" W	4400'	14,520.00
56	N 00°10'55" E	3260.21'	132,450.00
57	S 89°45'00" W	4400'	14,520.00
58	N 00°10'55" E	3260.21'	132,450.00
59	S 89°45'00" W	4400'	14,520.00
60	N 00°10'55" E	3260.21'	132,450.00
61	S 89°45'00" W	4400'	14,520.00
62	N 00°10'55" E	3260.21'	132,450.00
63	S 89°45'00" W	4400'	14,520.00
64	N 00°10'55" E	3260.21'	132,450.00
65	S 89°45'00" W	4400'	14,520.00
66	N 00°10'55" E	3260.21'	132,450.00
67	S 89°45'00" W	4400'	14,520.00
68	N 00°10'55" E	3260.21'	132,450.00
69	S 89°45'00" W	4400'	14,520.00
70	N 00°10'55" E	3260.21'	132,450.00
71	S 89°45'00" W	4400'	14,520.00
72	N 00°10'55" E	3260.21'	132,450.00
73	S 89°45'00" W	4400'	14,520.00
74	N 00°10'55" E	3260.21'	132,450.00
75	S 89°45'00" W	4400'	14,520.00
76	N 00°10'55" E	3260.21'	132,450.00
77	S 89°45'00" W	4400'	14,520.00
78	N 00°10'55" E	3260.21'	132,450.00
79	S 89°45'00" W	4400'	14,520.00
80	N 00°10'55" E	3260.21'	132,450.00
81	S 89°45'00" W	4400'	14,520.00
82	N 00°10'55" E	3260.21'	132,450.00
83	S 89°45'00" W	4400'	14,520.00
84	N 00°10'55" E	3260.21'	132,450.00
85	S 89°45'00" W	4400'	14,520.00
86	N 00°10'55" E	3260.21'	132,450.00
87	S 89°45'00" W	4400'	14,520.00
88	N 00°10'55" E	3260.21'	132,450.00
89	S 89°45'00" W	4400'	14,520.00
90	N 00°10'55" E	3260.21'	132,450.00
91	S 89°45'00" W	4400'	14,520.00
92	N 00°10'55" E	3260.21'	132,450.00
93	S 89°45'00" W	4400'	14,520.00
94	N 00°10'55" E	3260.21'	132,450.00
95	S 89°45'00" W	4400'	14,520.00
96	N 00°10'55" E	3260.21'	132,450.00
97	S 89°45'00" W	4400'	14,520.00
98	N 00°10'55" E	3260.21'	132,450.00
99	S 89°45'00" W	4400'	14,520.00
100	N 00°10'55" E	3260.21'	132,450.00



Yellow boundary lines are not exact.

Colt Natural Gas Pipeline

Blue is the 100 year Flood Plain

Oneok NGL Pipeline

Colt Natural Gas Pipeline



No fence on west line

Aerial map with boundaries only.

Yellow boundary lines are not exact.

