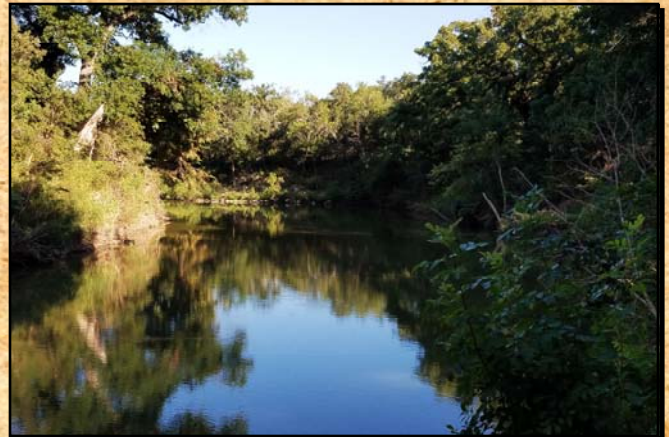


# Gorgeous "KEECHI CREEK" Ranch

757 Johnson Lane, Graford, Palo Pinto Co., Texas



Scenic "Keechi Creek" meanders through this paradise with a man-made dam & water fall.



Extensive "Keechi Creek" frontage is a valuable treasure in Palo Pinto County.



Excellent scenic game cover & fields, big trees, 100% minerals. \$1,397,500.00.

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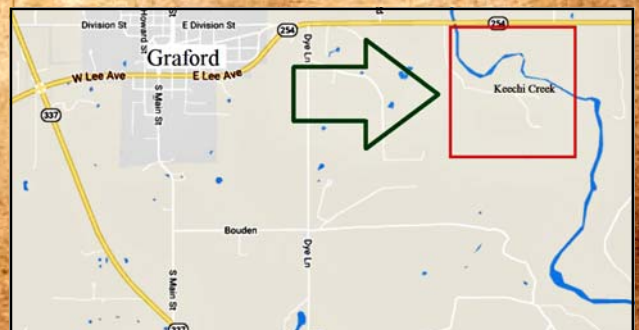


## 320 Acres on Keechi Creek

757 Johnson Lane, East of Graford, Texas 76449

- LOCATION:** Approximately 1 hour & 5 minutes west of Fort Worth via FM 254.
- TERRAIN:** The land is gently rolling with many trees including elm, many live oak, mesquite, juniper, pecan trees, Burr oak, and many other varieties. Outstanding habitat for deer and turkey. Approximately 40% is in cultivation land for wheat, oats, sun flowers, etc.
- IMPROVEMENTS:** Two old ranch houses, an older bunk house, an older horse barn - all in very poor condition.
- WATER:** Approximately  $\frac{3}{4}$  of a mile of scenic Keechi Creek traverses through the property. One nice stock pond. An old abandoned windmill.
- MINERALS:** Seller claims 100% of the mineral rights will be conveyed. There is some production and equipment on the property.
- ISD:** Graford
- COMMENTS:** Keechi Creek property is rare and gorgeous. An excellent location. Seller will retain: 3 car ports, old gas pump, 2 shipping containers, hunting blinds and feeders that belong to the hunters, and personal items.
- PRICE:** \$1,397,500.00

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Colored boundary lines are not exact.

FM 254

