

340 AC Palo Pinto Co., TX

Minutes SW of Mineral Wells with great views, deer and serenity



Very scenic heavily rolling native terrain with some Brazos River frontage



Super nice 3-3 two story sandstone and log lodge — \$2,325,000.00



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347 ACRE Hunting & Recreation Ranch with Brazos River Access SW Mineral Wells, Palo Pinto Co., Texas

LOCATION: Approximately 1 hour & 5 minutes west of Fort Worth or 10 minutes southwest of Mineral Wells. Directions – From Fort Worth go west on Interstate 20 for 50 minutes and Exit 386 / US 281 / Stephenville / Mineral Wells, proceed north /right onto US 281 for approximately 10 miles, then west / left onto Village Bend Road for 1.2 miles to a stop sign, cross FM 2256 and continue for another 2.2 miles and the entry gate is on the north / right.

TERRAIN: Heavily rolling native terrain with native grasses, live oak, cedar and some mesquite cover. Good hunting and awesome views.

IMPROVEMENTS: Brand new 3 bedroom 3 bath 2 story log and sandstone lodge with large front and back covered porches. Wood observation deck overlooking the Brazos river. Large open concept with the living, kitchen & dining area all visible of each other. Tile & wood floors, pine tongue & groove ceiling, sandstone fireplace with hearth and mantle. Six large windows. Kitchen with Formica countertops, Tappan stove, stainless steel sink, wood cabinets, all electric. 2 bedrooms & 2 baths with showers. Upstairs with master bedroom and master bath with large tub & shower combination. Very scenic view from the upstairs. Metal roof. Small sandstone deck with built-in fire pit. Large retaining wall with gravel parking. Sandstone well house & storage.

WATER: Small amount of Brazos River frontage & creek frontage. Water well.

MINERALS: None owned, no current production.

COMMENTS: Beautiful terrain, scenic vistas, very private, very nice cabin or lodge.

PRICE: \$ 2,325,000.00

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R. EVANS SURVEY
ABSTRACT NO. 167

D. JUDD
112.136 ACRES
VOL. 1455, PG. 847

SET 1/2" IR.
SET 3/8" IR.
FD. 3/8" IR.
FD. CONE NAIL
IN 1/2" ON ROCK
P.O.B.

141.15'
POLY WATER LINE

S 90°00'00"E 2170.29'

S 00°00'00"E 90.92'

S 89°15'36"E 728.92'

N 52°55'00"E 87.80'

S 67°09'17"E 133.99'

N 39°18'13"E 556.90'

S 39°18'13"E 556.90'

POLY WATER LINE

SEE DETAIL

FD. SPIKE
REPLACED W/ 1/2" IR.
T2 & L. DR. (DE 212) PG. 4
DIRECTIONAL ELECTRIC LINE

89.0'

FENCE 11" W/ BF LINE

GRAVEL DRIVE

R. EVANS SURVEY
ABSTRACT NO. 165

340,000 ACRES

L & D STONE MATERIALS, LTD.
322,584 ACRES
TRACT 6
VOL. 1105, PG. 247

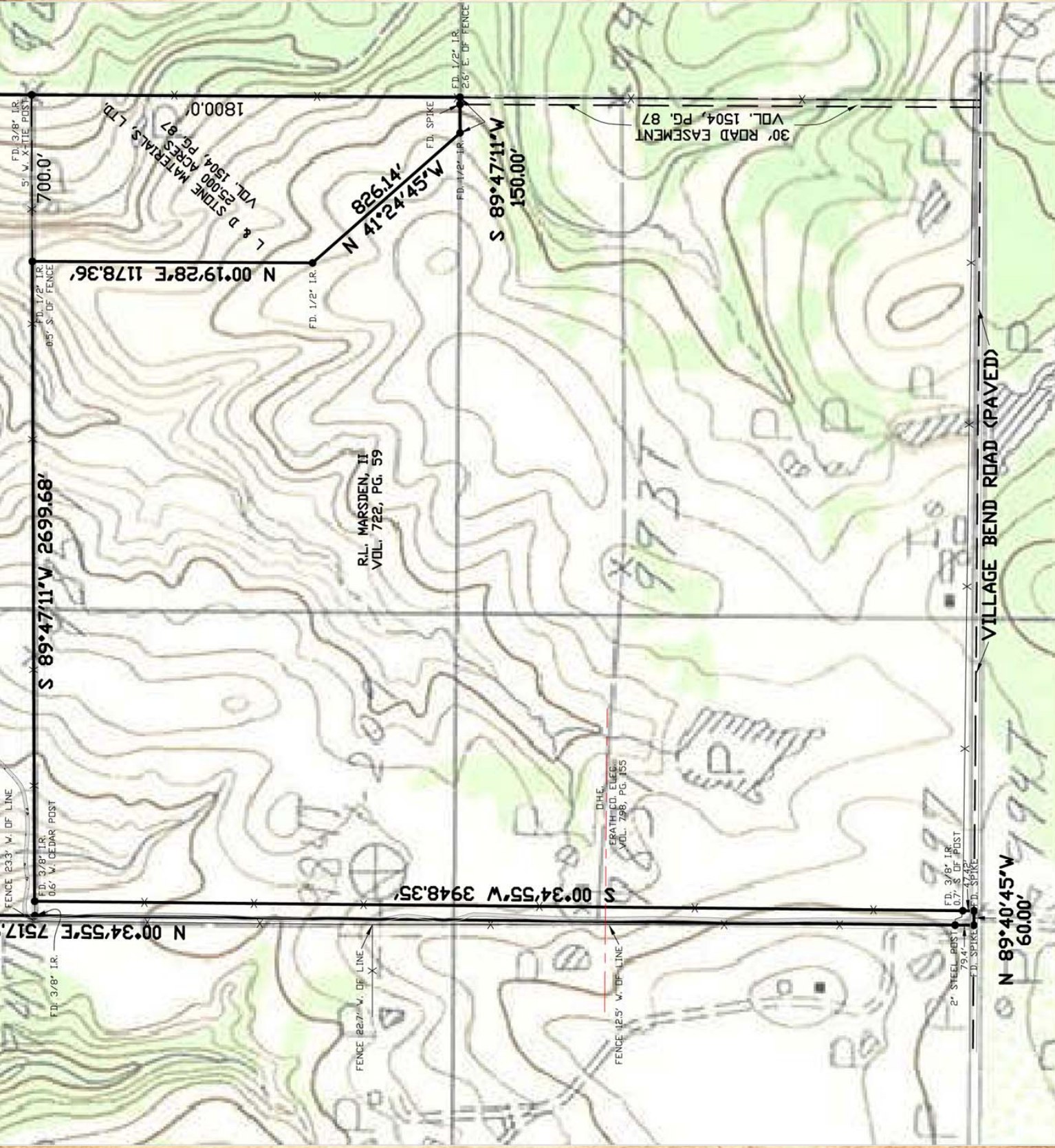
S 00°19'28"W 5688.64'

8047

BRAZOS RIVER

923

D. NEEDHAM
393 ACRES
VOL. 374, PG. 85



F.D. 3/8\"/>

S 89°47'11\"/>

N 00°19'28\"/>

N 82°6'14\"/>

S 89°47'11\"/>

30' ROAD EASEMENT
VOL. 1504, PG. 87

S 89°47'11\"/>

S 89°47'11\"/>

R.L. MARSDEN, II
VOL. 722, PG. 59

S 00°34'55\"/>

DHE,
ERATH CO. ELEC.
VOL. 798, PG. 155

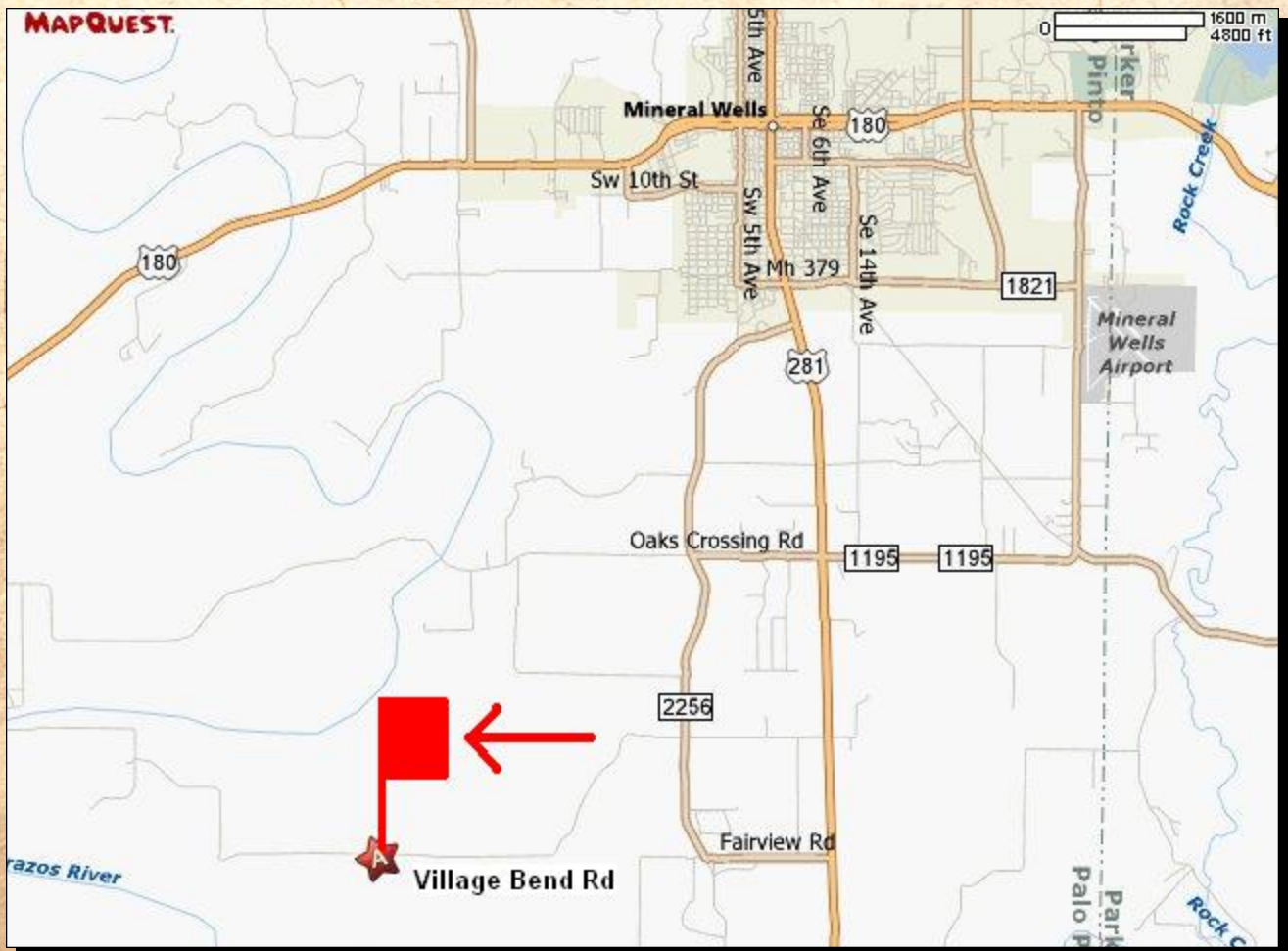
VILLAGE BEND ROAD (PAVED)

N 89°40'45\"/>

F.D. SPIKE

F.D. SPIKE







Red boundaries are not exact