

50+ Acre Older Family Farm

North of Granbury, Hood Co., TX



Extensive frontage on large “Long Creek” and “Lake Granbury”.



Gently sloping to level older farm land with terraces, now mostly in mesquites.



Two older homes, older barns, and steel cattle pens. \$880,000.00, negotiable.

Office 940-682-4993
Office 940-682-7751

MAC A. COALSON
REAL ESTATE BROKER

Cell 817-925-3333
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088
E-Mail - Mac@Coalson.com

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660
Cell 817-991-8300 E-Mail - McAllen@Coalson.com

WWW.COALSON.COM

MAC A. COALSON, Sr. Broker - Direct Office Line 940-682-7660

E-Mail - Mac@Coalson.com

McALLEN COALSON, Broker - Cell 817-991-8300

E-Mail - McAllen@Coalson.com

7801 New Authon Road, Weatherford, TX 76088

WWW.COALSON.COM

50+ Acre Old Family Farm
1201 Marigold Court, Granbury, Hood Co., Texas

LOCATION: Approximately 15.6 miles south of Weatherford or 6 miles north of downtown Granbury on FM 51, then west onto Marigold Court for one mile to the dead end.

IMPROVEMENTS: Two older homes - One is a brick home, with a metal roof, built in the late 1950s, which has 3 bedrooms, 2 baths, and a 1 car garage. Old hardwood floors in part of it, carpet in the balance. Gas cooktop and gas furnace. One hot water heater.
The grandmother's house was built in 1949. Siding exterior.
Two older wood frame barns with sheet metal exterior, steel cattle catch pens. An old windmill, and stone pump house, with an older stone water holding tank on top. Reasonable fencing.

TERRAIN: Gently sloping to level older farm land with terraces, now in mesquites. Large trees along the creek and lake edges.

WATER: Approximately 1300' of frontage on Long Creek and 500' of frontage on Lake Granbury. Old water well.

MINERALS: Seller will save & except 1/2 of minerals owned, waiving the surface rights, and conveying the executive rights.

COMMENTS: Extensive water frontage with great development potential, and good land.

PRICE: \$880,000.00, negotiable.

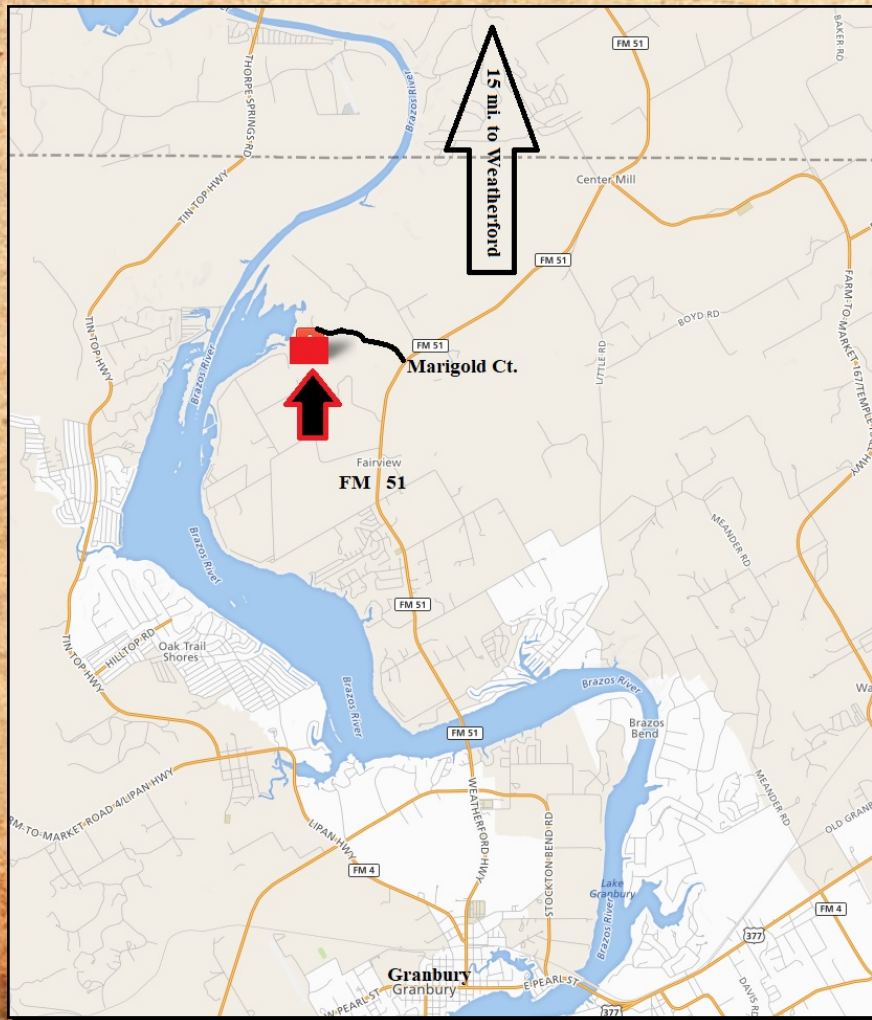
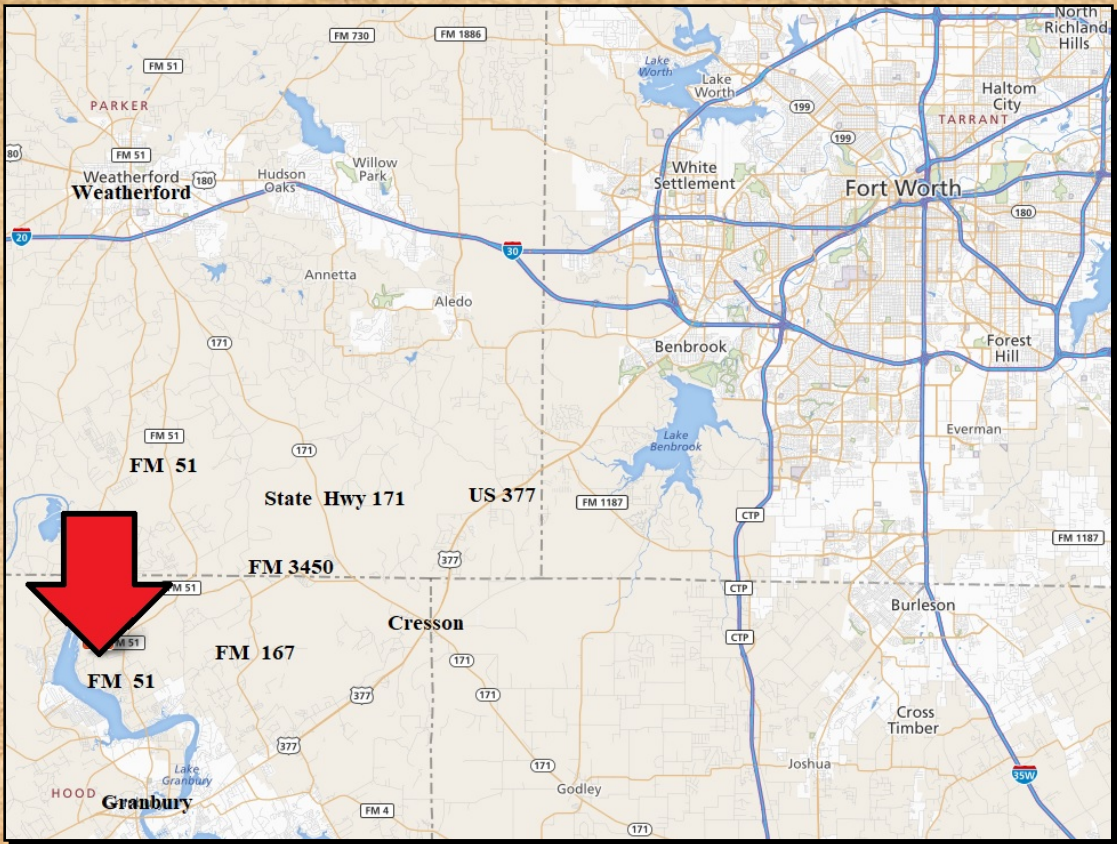
ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE SELLER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











Red lines are estimated and approximate, only a survey will determine actual boundary lines.

LAKE GRANBURY

LONG CREEK

LONG CREEK

Marigold Ct.

Marigold Dr.

A

