

318+ Prime Acres in Jack County

Dickerson Real Estate | 254-592-3233



Property Address

12011 S. US Hwy 281
Perrin, Texas 76486

Property Description

Come see this 318.38 acres of prime cattle country with 2876 ft of US Hwy 281 road frontage! Located near Weatherford in Southern Jack County, this property has great fences & cross fencing with all weather roads to all pastures. A mature oak tree grove offers a beautiful building site to make this your dream cattle ranch. If you love to hunt, get rid of your hunting lease! Abundant wildlife including deer, turkey, quail, dove, ducks, & wild hogs can all be found on this property! Property also has improved pastures, including coastal & klein grass, as well as 4 tanks that offer plenty of water for your livestock. Pipe corrals are ready to load those calves and head to the sale. All you could ask for located in the Perrin Independent School District.

For additional information contact Sherrie Barton at 254-592-3233.

Property Highlights

- Price: \$1,115,000.00
- Acres: 318.38
- County: Jack
- State: Texas
- Property Type: Hunting Land, Ranches, Residential Property



Sherrie Barton

254-592-3233

SBartonRealty@gmail.com



LOCATION:

- Located Just Outside City Limits of Perrin, TX
- US Hwy 281 Frontage
- 30 Minutes to Weatherford
- 1 Hour to Stephenville & Ft. Worth
- 1 ½ Hours to DFW Airport
- Perrin-Whitt Consolidated ISD

PROPERTY FEATURES:

- 318.38 Acre Prime Cattle & Hunting Ranch
- Great Fences, Cross Fencing, & Pipe Corrals

WATER & TERRAIN:

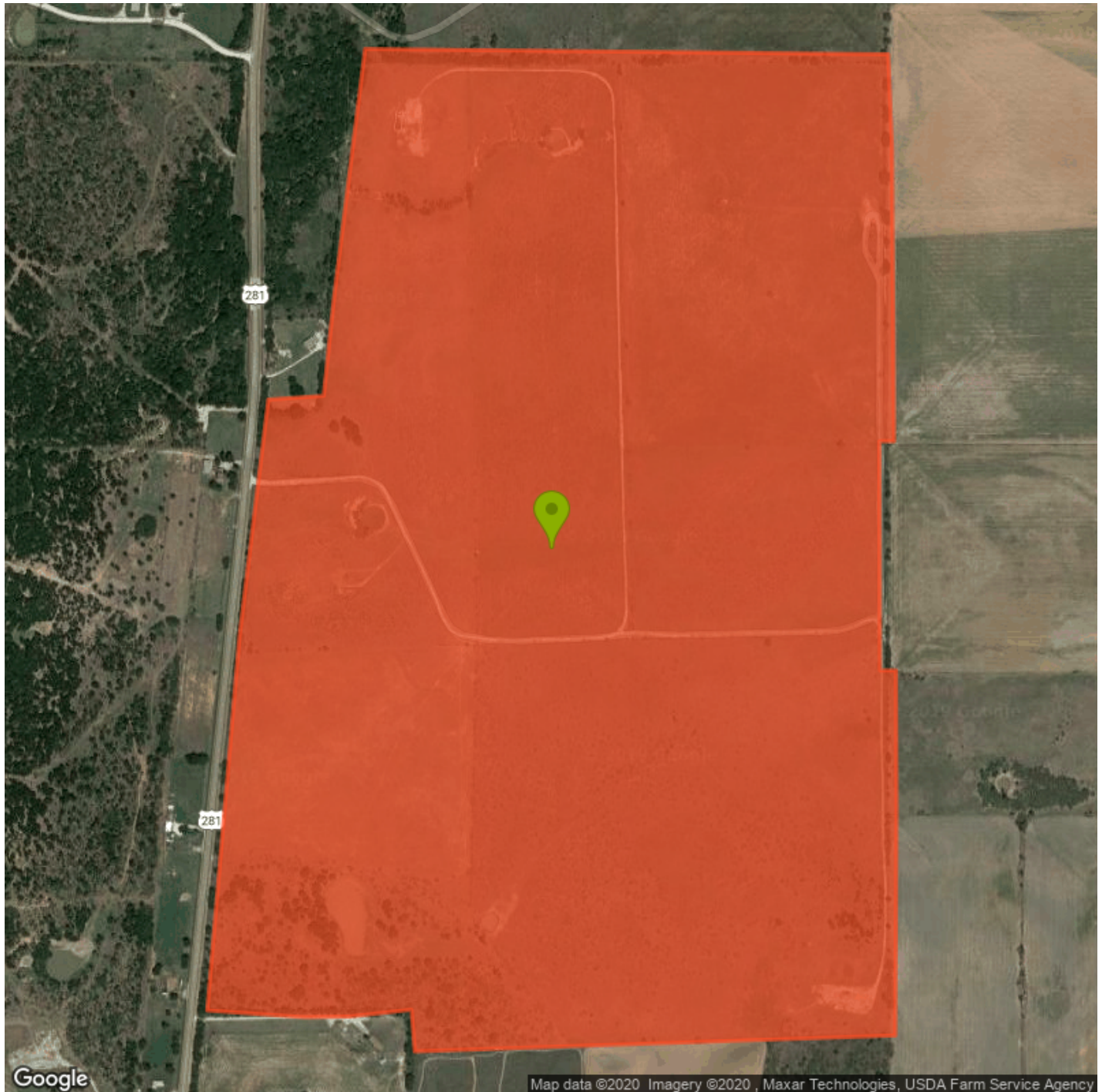
- 4 Tanks
- Heavily Treed with Improved Pastures

HUNTING:

- Deer, Turkey, Quail, Dove, Ducks, & Wild Hogs

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Dickerson Real Estate | 254-485-3621



281



2210

W Hackley Rd

Perrin E Hackley St

2210

281

MLS#: 14242133	N	Active	<u>12011 S US Hwy 281</u>	Perrin	76486	LP:	\$1,115,000
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Category:	Lots & Acreage	Type:	LND-Farm/Ranch	Orig LP:	\$1,115,000
Area:	77/1			\$ / Acre:	\$3,502.10
Subdv:	AB 214 JW Frazier				
County:	Jack	Lake Name:			
Parcel ID:	20214000440060200000	Plan Dvlpmnt:			
Lot:	Block:	Legal:	Property ID: 51654	Unexempt Taxes:	\$539
Multi Prcl:	No	MUD Dst:	No		
# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	
Land SqFt:	13,868,633 /			\$/Lot SqFt:	\$08
Acres:	318.380	Lot Dimen:		Subdivided:	
HOA:	None	HOA Dues:		Will Subdiv:	No
Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased:	Yes	# Ponds:		Cultivated Acres:	
AG Exemption:	Yes	# Stock Tanks:		Bottom Land Acres:	
		# Wells:		Irrigated Acres:	
		# Wtr Meters:			

School Dist:	Perrin-Whitt Cons ISD				
Elementary School:	Perrin	Middle School:	Perrin	High School:	Perrin

Lot Description:	Acreage, Creek, Cultivated, Heavily Treed, Pasture, Some Trees, Tank/ Pond, Undivided Over 100 Acres	Restrictions:	No Known Restriction(s)
Lot Size/Acreage:		Easements:	Natural Gas, Pipe Line
Present Use:	Agriculture, Cattle, Grazing	Documents:	
Proposed Use:	Agriculture, Cattle, Grazing, Hunting/Fishing	Type of Fence:	Barbed Wire, Cross Fenced
Zoning Info:	Agricultural	Exterior Buildings:	
Development:	Unzoned	Barn Information:	
Street/Utilities:	All Weather Road, Gravel/Rock, No City Services, No Sewer, No Water, Unincorporated	Common Features:	
Other Utilities:	Electric Avail. Off Site	HOA Includes:	
Topography:	Brush, Mesquite, Oak	Miscellaneous:	
Road Frontage Desc:	Asphalt, City, County, State, U.S. Highway	Special Notes:	
Crops/Grasses:	Coastal Bermuda, Klein Grass	Proposed Financing:	Cash, Conventional
Soil:	Sandy Loam	Possession:	Closing/Funding

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Public Driving Directions: **From Mineral Wells, go 16 miles on US Hwy 281 to Perrin. Go 1 mile from blinking light. Green pipe recessed entrance. SOP**

List Office Name: **DICKERSON REAL ESTATE** List Agent Name: **Sherrie Barton**

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