



FARM & RANCH

# GORGEIOUS 36+ ACRES WITH LARGE POND

1350 Cornstubble Ln. – Poolville, TX



STEPHEN  
REICH GROUP  
WILLIAMS TREW REAL ESTATE

Williamstrew<sup>★</sup>  
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY

## DESCRIPTION

Gorgeous property with a large pond, scattered hardwoods, and good native grasses. Plenty of cover for and abundance of wildlife while enough open spaces for multiple excellent building spots with clear views to the pond. This is a fabulous property to build your dream home or have a recreational getaway. The long driveway keeps the property secluded and private. There are good perimeter fences as well as cross fences, making this place ready to go for all your live stock needs..

## LOCATION

CITY Poolville  
County Parker  
Schools Peaster ISD

Driving Directions From FM 920 head north turn right on Cornstubble Ln. look for sign on right

## OFFER SUMMARY

List Price \$545,040  
Lot Size 36.336 acres  
Utilities Electric Avail. On Site

## HIGHLIGHTS

- 36.336 ACRES
- SECLUDED & PRIVATE
- GOOD NATIVE GRASSES
- GOOD PERIMETER FENCES
- PLENTY OF COVER
- READY TO GO FOR YOUR LIVE STOCK NEEDS

## LISTING PRESENTED BY:



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## PARKER COUNTY OFFICE

405 S. FM 1187, STE. 400  
ALED0, TX 76089

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND



PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884  
CAPE STRIPLING – 817.821.5652





# PROPERTY PHOTOS



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# AERIAL MAP



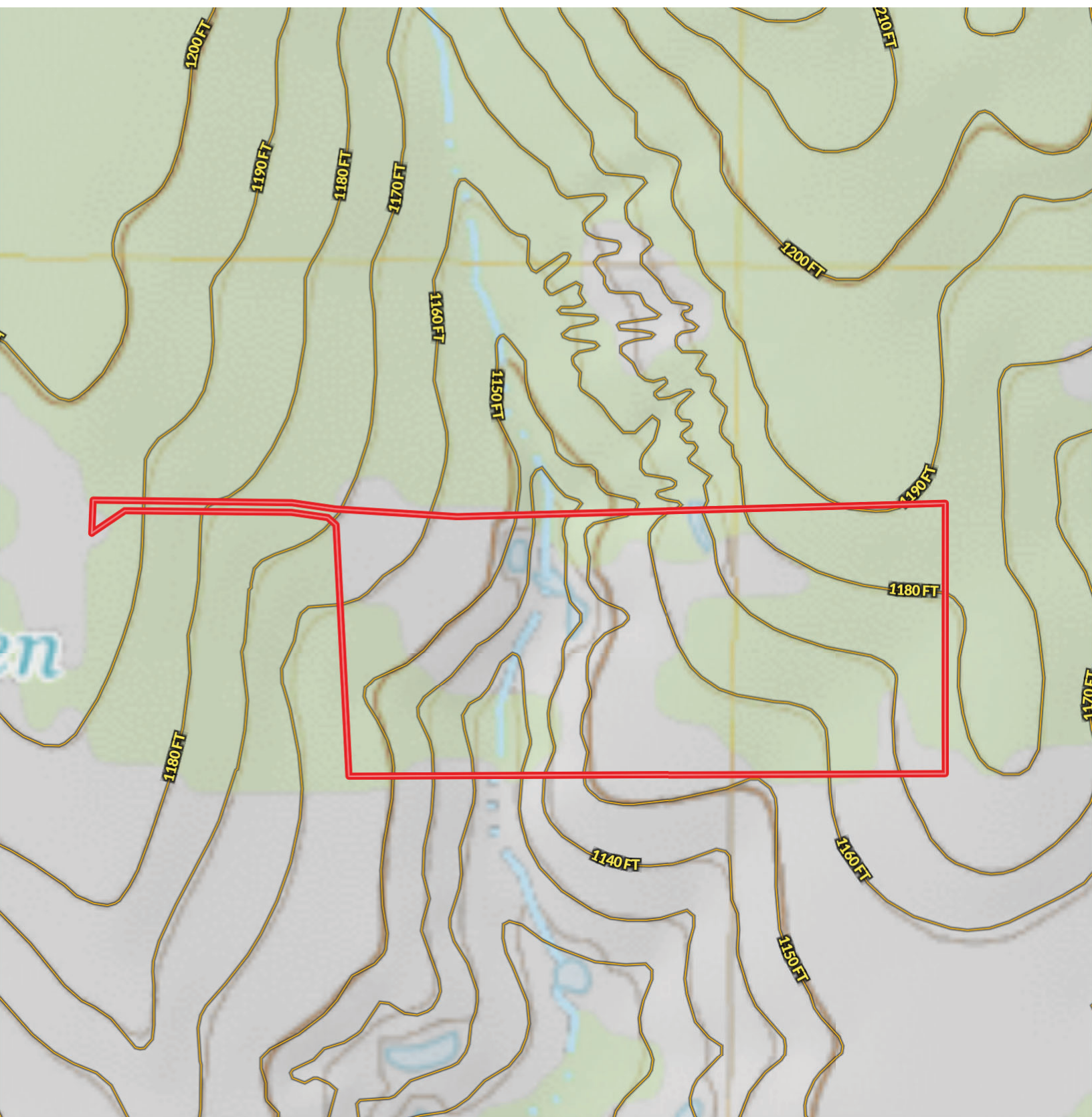
STEPHEN REICH – 817.597.8884  
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# CONTOUR LINES & FLOODPLAIN



STEPHEN REICH – 817.597.8884  
CAPE STRIPLING – 817.821.5652





# STATE OF TEXAS WELL REPORT

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## WELL REPORT

#130182

## DRILLING START DATE

11/16/2007

## BOREHOLE:

Depth 260 ft.

Diameter 7.875 in.

## WATER LEVEL BELLOW SURFACE

185 ft.

## WELL TESTS

Yield: 50 GPM w/50 ft. drawdown after 1 hour

## COMPANY INFORMATION

Peck's Water Well Serv.