



FARM & RANCH

**OWN ONE OF THE NICEST COMBINATION
CATTLE AND RECREATIONAL RANCHES**

TBD Lester Rd. — Jacksboro, TX



**STEPHEN
REICH GROUP**
WILLIAMS TREW REAL ESTATE

Williamstrew 

A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

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

PROPERTY SUMMARY

DESCRIPTION

Here is an absolutely stunning opportunity to own one of the nicest combination cattle and recreational ranches available. This 300 plus acre ranch is conveniently located less than 1.5 hour from Fort Worth and features over 150 feet of elevation change, mature oak tress throughout, and 4 nice stocked ponds. Brand new 60X80 insulated shop with concrete floors, 16 foot tall walls, 2- 14 X 14 Roll Up doors, and two sections of 14 X 14 Curtain Wall Glass so you can enjoy the breath taking views. New 200 foot water well that makes 6 gallons per minute. 2 RV sites with water and electric. There is also a perfect place to build an 8-10 acre lake that can be 50 feet deep. This is truly a one of a kind ranch!!

LOCATION

CITY	Jacksboro
County	Jack
Schools	Jacksboro ISD

OFFER SUMMARY

List Price	\$2,250,000
Lot Size	301.17 acres
Utilities	Well, Elec. Avail

Driving Directions From the square in Jacksboro, go Northwest on Hwy 281 for 6.1 miles. Turn left on Lester Road. Property will be a little over 1 mile up, on the right.

HIGHLIGHTS

- 300+ ACRES
- 150 FEET OF ELEVATION CHANGE
- 4 STOCK PONDS
- 60X80 INSULATED SHOP
- NEW 200 FOOT WATER WELL
- 2 RV SITES W/WATER & ELECTRIC

LISTING PRESENTED BY:



STEPHEN REICH
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PARKER COUNTY OFFICE
400 Shops Boulevard, Ste. 200
Willow Park, TX 76087

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

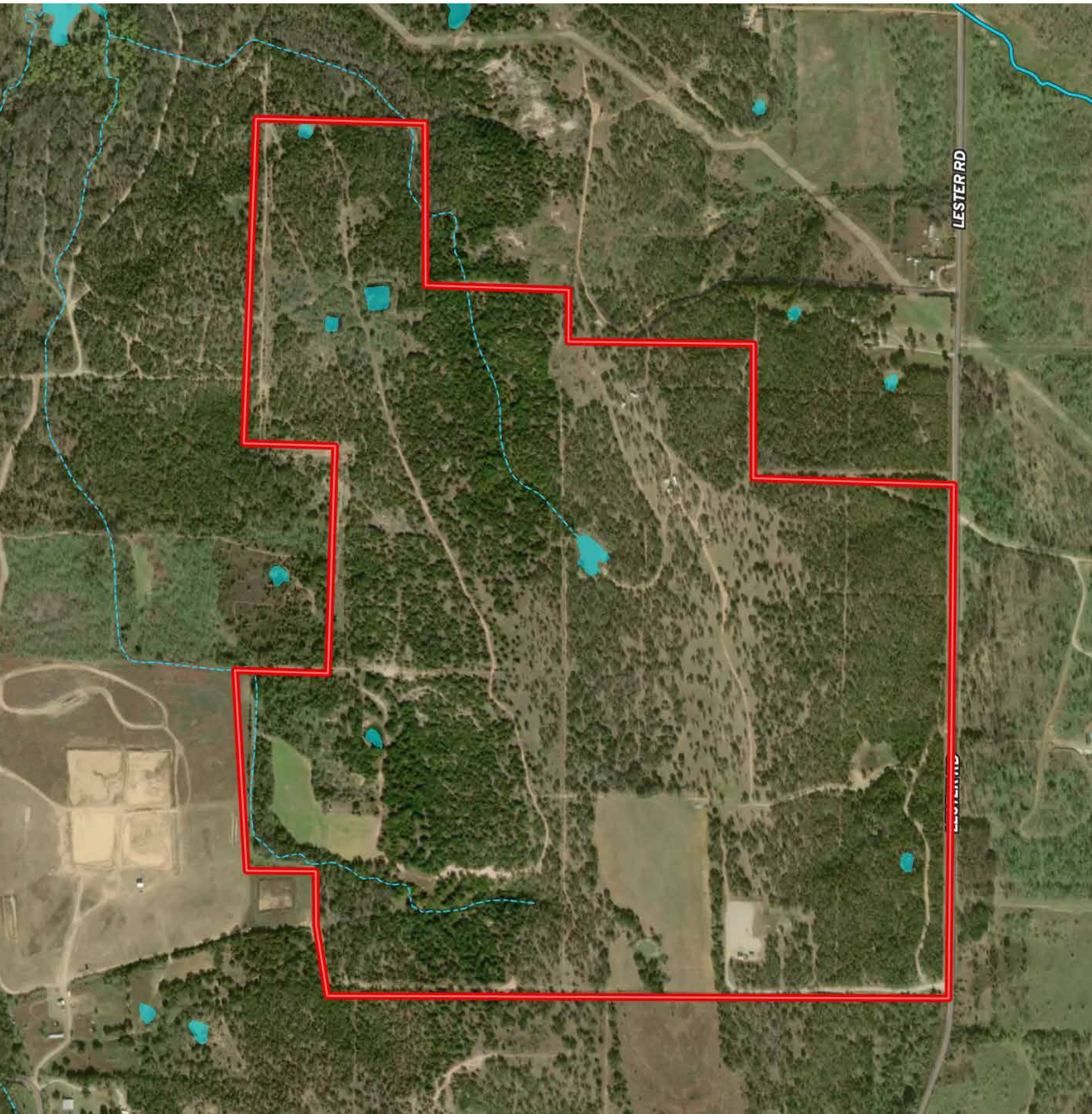
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



STEPHEN REICH – 817.597.8884



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This topographic map displays a hilly landscape with a red boundary line. The map features contour lines indicating elevations from 1060 FT to 1200 FT. A red 'X' is marked on the boundary near the 1140 FT contour line. The terrain is characterized by numerous closely spaced contour lines, indicating steep slopes. A road labeled 'Horseshoe Br' is visible in the upper right corner. A red 'X' marks a point on the boundary near the 1140 FT contour line.