



FARM & RANCH

# ABUNDANT WILDLIFE OF EVERY SPECIES MAKES THIS A HUNTER'S PARADISE

TBD Cougar Rd. – Weatherford, 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

310 acres that is conveniently located just minutes south of IH-20. This property features abundant wildlife of every species makes this a hunter's paradise. A new 30-acre blue stem field provides summer grazing and with all new perimeter fencing this place is perfect for cattle. Multiple ponds are stocked with fish and provide excellent duck hunting opportunities. Seller has recently installed a 20,000-gallon catchment system engineered for the property with adequate water to support a family of five. Water is gathered off of the brand-new equipment barn. Over 70 feet of elevation provides excellent views. Here is a great opportunity to own you own hunting ranch, and not have to drive all the way to West Texas to enjoy it! Plus, it is a fabulous investment opportunity due to its close proximity to DFW!

## LOCATION

CITY Weatherford

County Parker

Schools Lipan ISD

Driving Directions From I-20 go South on Gilbert Pit Rd. Left on Cougar Rd.  
Property will be on the right.

## OFFER SUMMARY

List Price \$3,995,000

Lot Size 310.92 acres

Utilities Private Water

## HIGHLIGHTS

- 310+ ACRES
- NEW PERIMETER FENCING
- ABUNDANT WILDLIFE
- BRAND NEW EQUIPMENT BARN
- 30-ACRE BLUE STEM FIELD
- 20,000 GALLON CATCHMENT SYSTEM

## LISTING PRESENTED BY:



**STEPHEN REICH**

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**PROPERTY WEBSITE LINK:**  
**[stephenreichgroup.com/20056225](http://stephenreichgroup.com/20056225)**



**PARKER COUNTY OFFICE**

**400 Shops Boulevard, Ste. 200  
Willow Park, TX 76087**

**FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND**



# PROPERTY PHOTOS

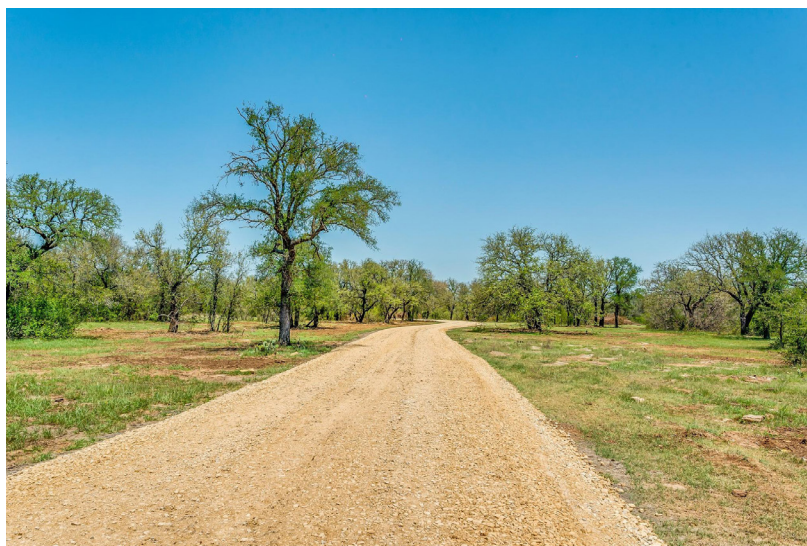


STEPHEN REICH – 817.597.8884  
TAMMY ROKUS – 817.694.8019





# PROPERTY PHOTOS



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# AERIAL MAP

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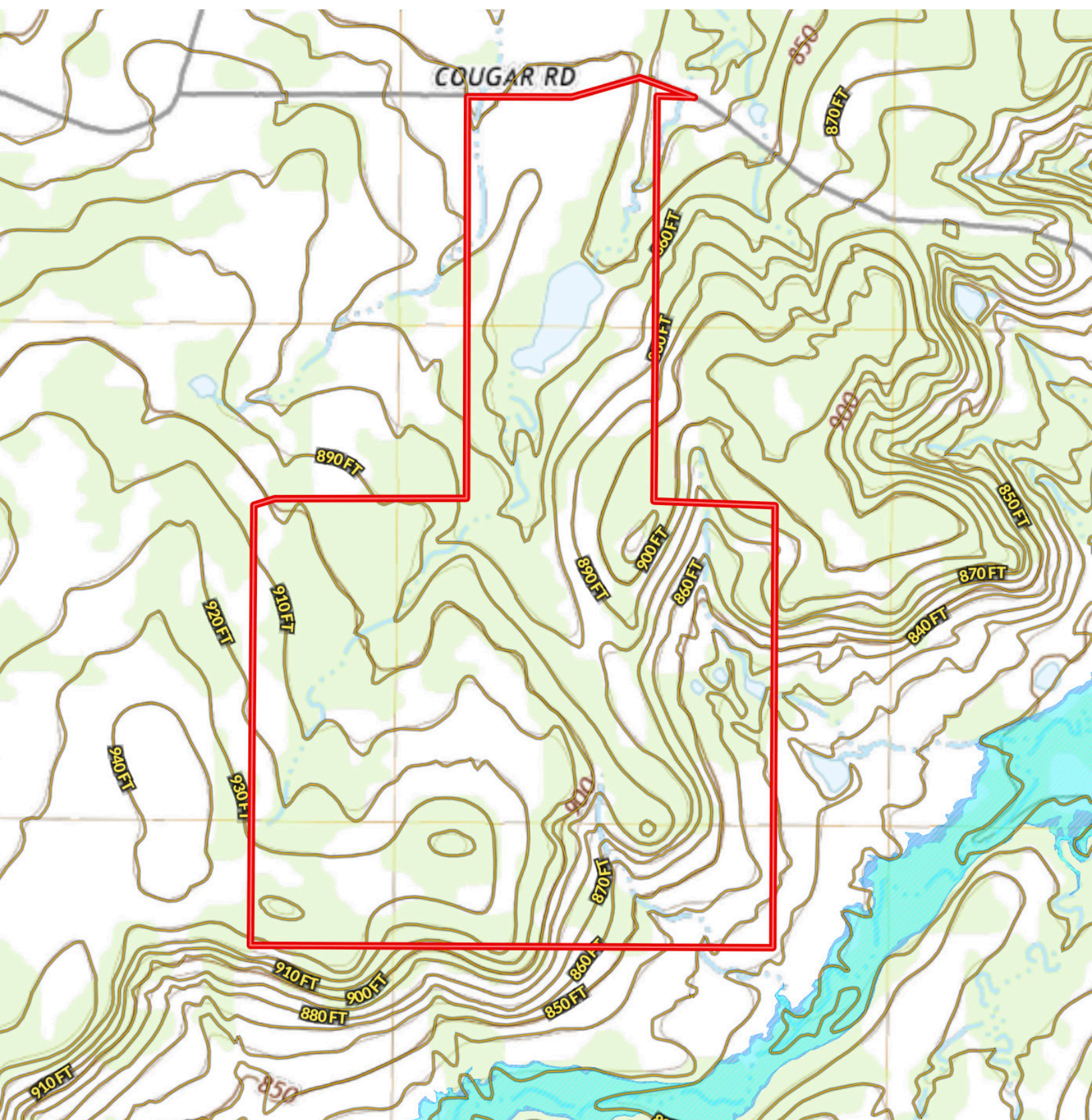
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# CONTOUR LINES & FLOODPLAIN



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