

1416

RANCH

STRAWN TX

GATED RANCHETTE COMMUNITY

10 – 11.5 ACRE TRACT OPTIONS

Located just 1.5 hours from DFW just 1 mile south of 1-20 on Highway 16, 1416 Ranch is the perfect ranchette community combining a private getaway feel with easy accessibility.

1416 Ranch offers a vast variety of topography options with some lots offering 220'+ of elevation change & million dollar views of Ranger Hill, others offering soft roll & direct Highway 16 access & some with access to the picturesque creek & pond.



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As you pull off Highway 16, an automatic gated entry provides security, privacy & hands-off access to your country retreat. The brand new rock road weaves throughout the community to each lot. Strawn city water and electric available.



All lots include hardwoods and a mix of mature cedars & mesquites. 1416 Ranch offers a variety of topography options ranging from ponds and creeks to dramatic elevation views.

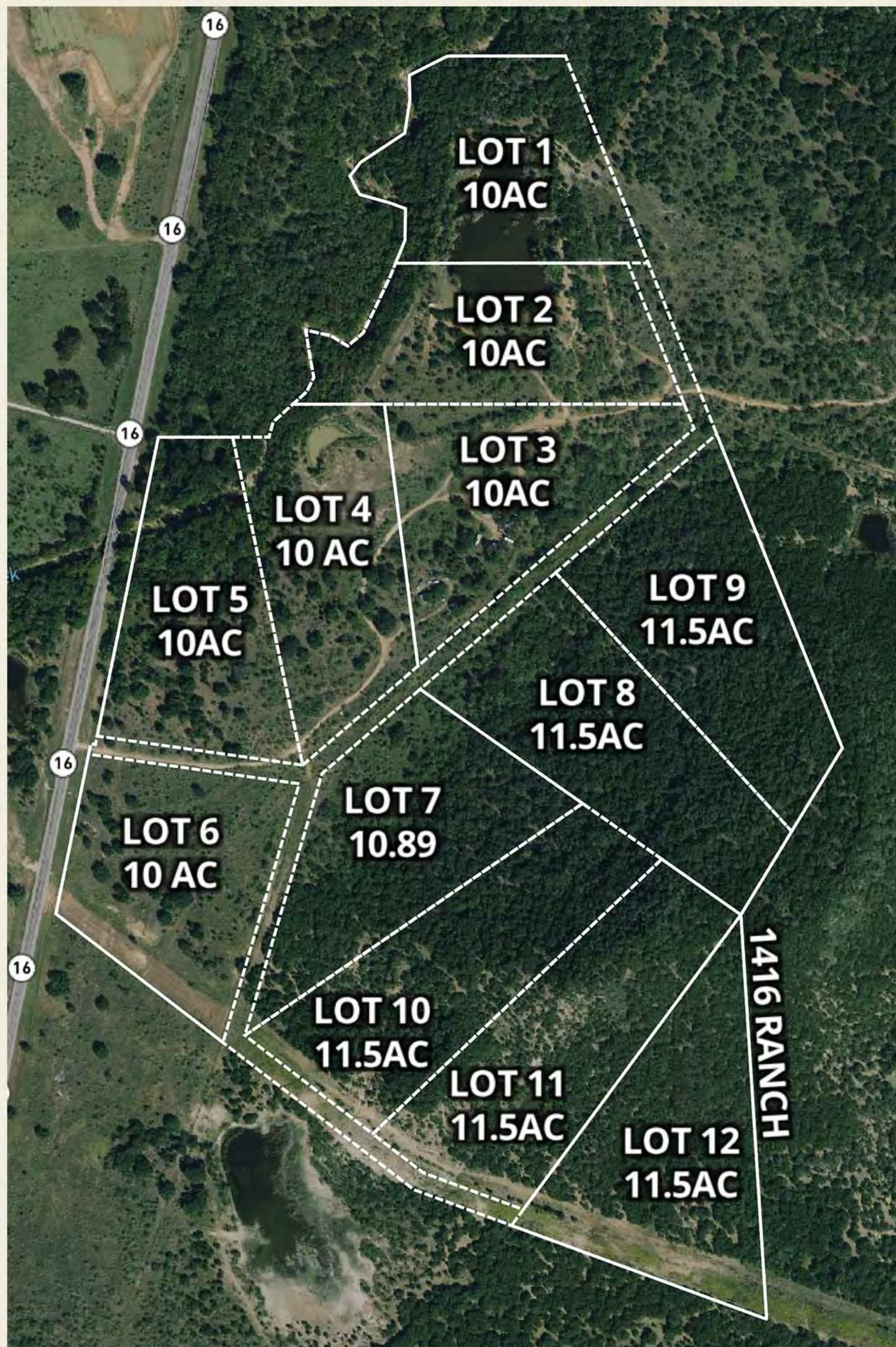


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LOT SIZES + PRICES



LOT 1 - 10 ac - \$185,000

LOT 2 - 10 ac - \$185,000

LOT 3 - 10 ac - \$185,000

LOT 4 - 10 ac - \$170,000

LOT 5 - 10 ac - \$180,000

LOT 6 - 10 ac - \$180,000

LOT 7 - 10.89 ac - \$196,020

LOT 8 - 11.5 ac - \$207,000

LOT 9 - 11.5 ac - \$207,000

LOT 10 - 11.5 ac - \$212,750

LOT 11 - 11.5 ac - \$212,750

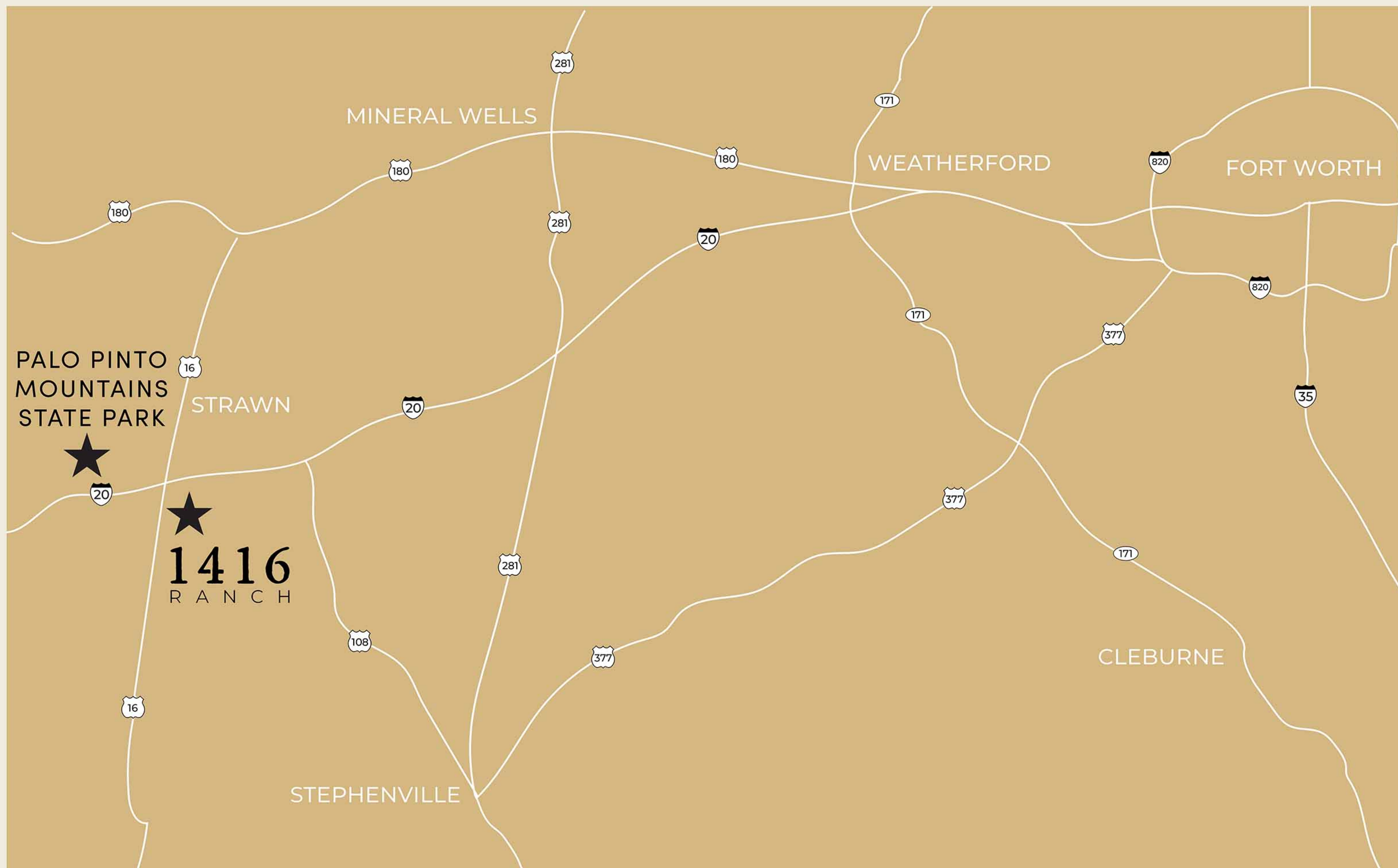
LOT 12 - 11.5 ac - \$207,000

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1416 Ranch is located less than 5 miles from the from the new Palo Pinto Mountains State Park. Once fully developed, this nearly 5,000 park will be the first new state park in North Texas to open in more than 20 years.



★ 50 miles from Weatherford
★ 75 miles from Fort Worth

★ 75 miles from Abilene
★ 100 miles from Dallas

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