**428.85 Acres on the Brazos River**

**1950 Consolation Drive, Millsap, Parker Co., Texas 76066**

LOCATION: Forty-five miles west of Fort Worth, 17.8 miles west of Weatherford, and 4.4 miles west of Brock in Parker County. Approximately 1,712 feet of Consolation Drive provides excellent paved frontage along with 569 feet of Lazy Bend Road.

TERRAIN: A large, elevated plateau with thick to scattered trees and some open rolling meadows. Sloping terrain with thicker tree cover. 2 river bottom pastures previously sprigged in coastal bermuda with huge pecan trees. Past & present use is agricultural and recreational. 160 feet of elevation change from the river bottom to an elevated plateau presenting beautiful views along with “Hick’s Bluff”. Diverse tree cover including live oak, post oak, elm, mesquite, cedar, pecan, Texas ash, hackberry, red oak, and deer browsing species. Limestone outcrops and some old limestone fences show evidence of long ago. Some prickly pear and yucca plants. Huge limestone boulders with large cracks along the bluff.

WATER: 5,519.97 feet (over a mile) of coveted Brazos River frontage. Two Parker County Water Supply taps. Three stock ponds. One behind the bunkhouse is 25 feet deep and is never

dry. One is shallow and spring fed and have never known to go dry.

IMPROVEMENTS: A large stone pavilion with stone columns, a huge stone wood burning fireplace, a 1-1 bunkhouse with kitchen and shower, and a two-level vaulted metal roof. Stone retaining walls around the pavilion and pipe and cable fencing. A metal building for feed, supplies, and tools. A pipe and cedar stave entry, and wire fencing with cedar staves along Consolation Drive.

WILDLIFE: Deer, turkey, hogs, etc... OUTSTANDING wildlife habitat.

MINERALS: 100% minerals and all royalty except a 10.5 acres royalty & a 9.67 acres royalty out

of 429.6 acres, more or less. One producing gas well.

PROPERTY TAXES: 2024 - $4,692.28 with ag exemption.

COMMENTS: Beautiful property with an excellent location, topography, Brazos River frontage,

diverse tree cover, and big views. Very private and beautiful! It feels much

larger than 428 acres!

EXISTING No mobile homes, no move-in homes, no manufactured homes, no wrecking

RESTRICTIONS: yards, no dump grounds, no surface mining, and no commercial hog, dog,

chicken, goat, or dairy farms allowed.

PRICE: $25,500.00 per acre. No owner financing or division.

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