

2,359 Ac On The Brazos River

S/W Weatherford, Parker & Hood Counties, Texas



1,252' River Frontage, 12,190' Cottonwood Creek, Natural Springs, 23 Ponds, Excellent Game.



Rolling Terrain, Scenic Views, Beautiful Tree Cover, ½ Minerals, Water Wells, \$39,041,450

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2,359 Acre Brazos River Ranch

SSW Weatherford, Hood & Parker County, Texas

- LOCATION:** Approximately 18.5 miles south-southwest of Weatherford, 24 miles northwest of Granbury, 45 miles from Fort Worth, and 68.4 miles from DFW International Airport. Directions: From Brock Junction, Exit 397 on I-20 & FM 1189, head south on FM 1189 for 9.4 miles, turn left onto Buckner Road for 1 mile, then right onto Red Bank Road for 0.8 miles to the dead-end north property gate at 1200 Red Bank Road, Lipan, Texas. The main residence is at 8001 Brock Hwy., Lipan, Texas 76462, with approximately 930 feet of FM 1189 frontage.
- LAND/TERRAIN:** The land is a mix of gently rolling to heavily rolling native terrain with various tree species, including live oak, post oak, elm, juniper, red oak, mesquite, pecan, cottonwoods, and burr oak. Features include two secluded canyons, a river bottom, hills with scenic views of Comanche Peak and the north end of Lake Granbury, and multiple coastal bermuda pastures totaling 250 acres. 421 +/- acres in Parker County & 1,937.4 +/- acres in Hood County
- WATER:** 1,251.82 feet (480 yards) of Brazos River frontage. 12,190 feet (2.3+ miles) of spring-fed Cottonwood Creek along part of the west boundary Spring-fed Red Bank Creek meanders through the eastern portion, leading into the Brazos River. Six subsurface water wells (four in the Trinity aquifer producing 20-30+ gpm), a converted windmill water well with a ½ hp pump, 3,000-gallon storage tank, and booster pump, Parker County Water Supply Co-op tap, 15+/- earthen ponds, and two natural springs
- IMPROVEMENTS:** Main Home: Custom-built in 2015 with 3 bedrooms, 3.1 baths, and a 3-car garage, features a spacious Texas sized kitchen with a matte granite island, stainless steel appliances, a commercial Viking Range, and vent-a-hood. A large living room with fireplace, engineered wood flooring in common areas. Office with fireplace. Additional Housing: A remodeled foreman's brick home near the north entrance with 3 bedrooms, 2 baths, a large bunk/game room, open concept living room with cathedral ceiling, kitchen with granite countertops, breakfast nook, and a detached 3-car carport, and a guest/helper's double-wide home. Other Structures: Small shed row horse barn, private gated entry, steel cattle pens and loading chute. Older all-steel hay barn and cattle shed. Game cleaning station with walk-in cooler and RV hook-up. Older two-stall horse barn with pipe runs.
- MINERALS:** Includes 1/2 minerals under 2,279 acres and 1/8 minerals under 192 acres. No current production and not leased. A favorable geology report indicates potential for a lucrative natural gas source.
- WILDLIFE:** Abundant wildlife including deer, turkey, and hogs.
- TAXES:** \$14,700.00 with agricultural exemption.
- COMMENTS:** Excellent location near Brock, Weatherford, and Granbury. Beautiful Brazos River frontage, beautiful rolling tree cover, abundant hunting opportunities, and significant mineral rights. A rare opportunity less than an hour from Fort Worth
- PRICE:** \$16,550.00 per acre or \$39,041,450.00

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Wildlife Habitat Evaluation for Red Bank Ranch
Prepared by Dave Carter, Certified Wildlife Biologist

Red Bank Ranch is located along the southern border of Parker and the northern border of Hood county. The ranch features 1.3 miles of actual river frontage. Habitat and terrain of the ranch is somewhat indicative of the general area with a few noted exceptions. Overall terrain is very diverse ranging from gentle rolling hills on the more western portions, to deeper spring fed creek bottoms and canyons on the more eastern portion of the ranch.

Soil types vary widely moving west to east along with the terrain. The western portion starts off as a sandy soil ideal for coastal Bermuda production that is already in place, to the central and eastern portions ranging from limestone outcroppings and deep loamy soils as you get closer to the river bottom supporting a wide variety of native grasses, plants and trees.

Predominant grasses are various native Bluestems, Grammas and Yellow Indiangrass. Brush species range from Elbowbush, Skunkbush Sumac, Flameleaf Sumac and various Greenbriar species. Tree species include a variety of Live Oak, Post Oak, Red Oaks, Cedar Elm, Hackberry, Honey Mesquite, Bumelia, Texas Red Bud, Cottonwood, Texas Ash and Mulberry. Several areas of the ranch have established populations of American Beautyberry as well, which is not common for the counties the ranch is located in. Ashe Juniper is present throughout the ranch, but is being actively removed through mechanical means that are already opening up vast areas of wildlife habitat and witnessing new forb and beneficial brush regrowth.

Wildlife species noted include whitetail deer, dove, feral hogs, turkey and numerous songbirds throughout the entire property. It would also be noted that the river areas will certainly harbor populations of migratory waterfowl of varying species of migratory songbirds.

Based upon the ranch visit, it was noted that there is more than enough high-quality wildlife habitat to support a much larger population than currently residing on the property. No browse lines or over utilized areas were observed anywhere on the property. The current deer population seems stable, but spotlight and blind counts would be recommended in order to achieve a better idea of buck to doe ratios, as well as a total estimate of the animals on the property. All deer appeared to be in very good to above average body conditions with consideration to the current drought period, and bucks would be considered well above average for the area.

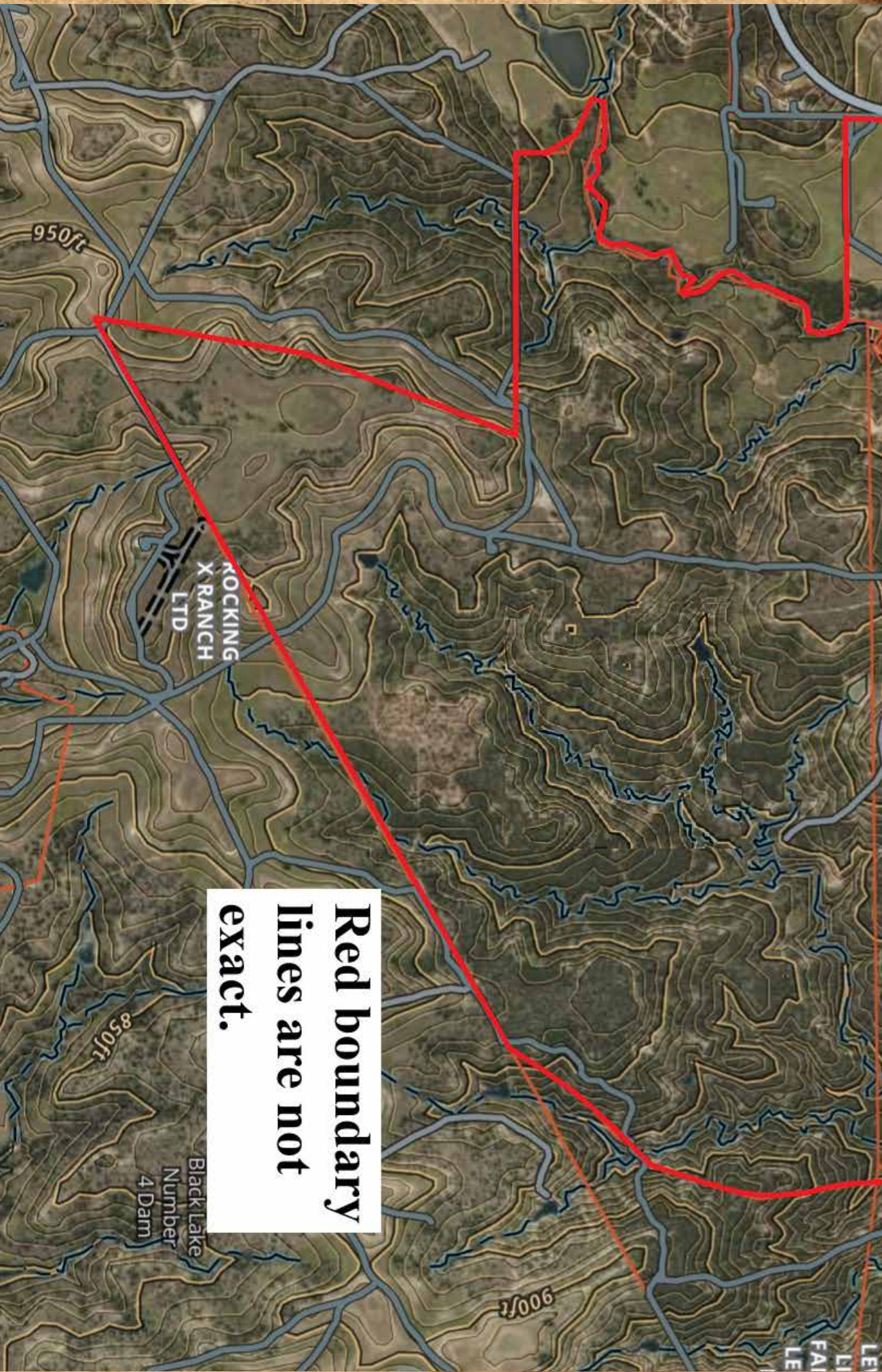
In conclusion, Red Bank Ranch is an exquisite property that with the continued habitat and wildlife management that has already been started, the opportunities for either private, or commercial use would be endless. The location of the ranch, habitat, infrastructure and riverfront are a true one of a kind property.











**Red boundary
lines are not
exact.**

FM 1189

Red Bank Road

**MULTIPLE
OWNERS**

PARKER COUNTY

Brazos River

**Horseshoe
Bend**

**Con
Bl**



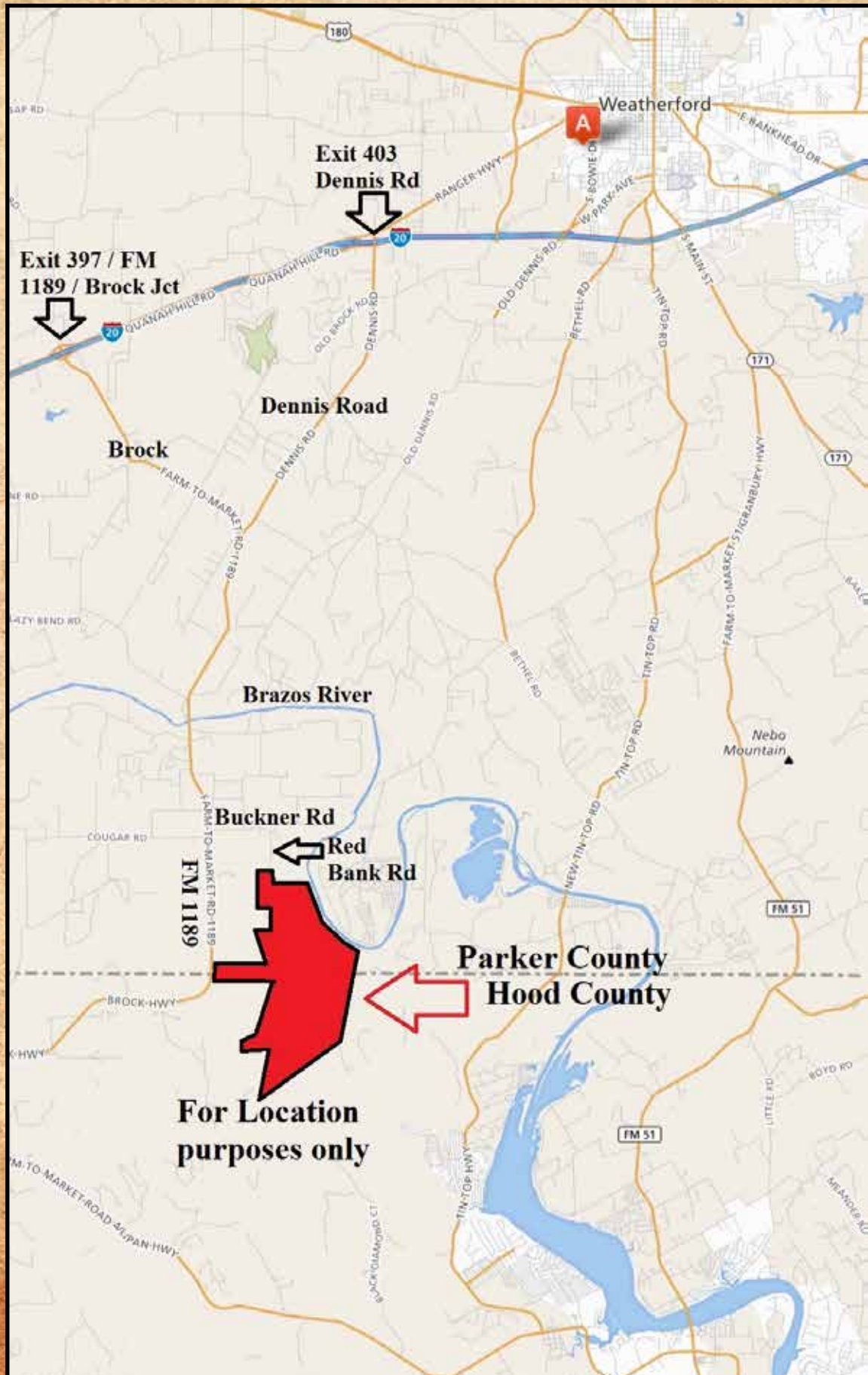








Local Map



**8001 Brock Hwy.
Lipan, Texas 76462**

