

CLAYTON RANCH

517.076 ACRES

PARKER COUNTY, TEXAS



OFFERED EXCLUSIVELY BY:

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We are honored to have obtained an exclusive listing on an outstanding recreational ranch in Parker County, Texas. The property contains 517.076 acres and is located five miles northwest of downtown Weatherford, Texas. Access is provided by paved highway frontage on Zine Hill Road. The ranch is conveniently located 35 miles west of Fort Worth, and 65 miles west of Dallas, Texas.

The centerpiece of this ranch is the 17-Acre private spring fed fishing/recreational lake. The fishing is reported to be exceptional with largemouth bass, catfish, bluegill and black crappie, all found in abundance. There is a fishing dock that extends out into the lake, and there is also a swimming platform anchored in the middle of the lake.





Subject to sale, withdrawal, or error.



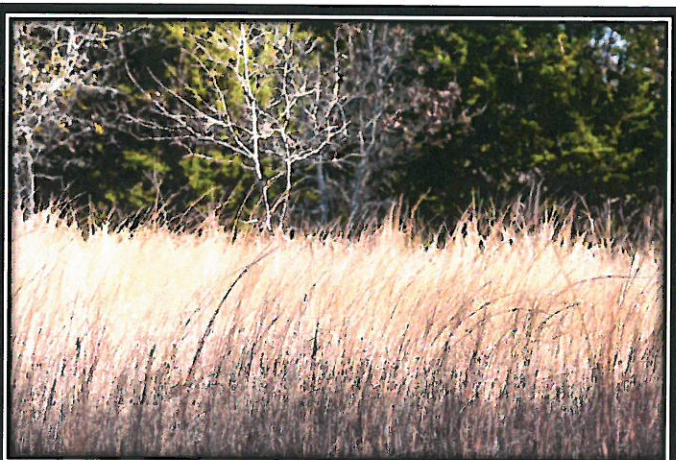
This attractive ranch has diverse topography that ranges from virtually level to gently sloping country, descending to slightly broken areas along seasonal draws and creeks. The ranch is a combination of improved Coastal flats, native rangeland and heavily wooded areas, which provide excellent habitat for wildlife. The Coastal fields are scattered throughout the ranch and are currently cut for hay production. The native rangeland portions of the ranch have an excellent stand of grass turf that is comprised of Little Bluestem, Indian Grass, Side-oats Gramma, Texas Winter Grass, Seep Muhly, Purple Three-awn, Silver Bluestem, Arizona Cottontop, Curly Mesquite, Hairy Gramma and Sand Dropseed, to name a few. The heavily wooded areas throughout the ranch are made up of a mix of Post oak, Ash Juniper, Mesquite, Blackjack Oak, Cedar Elm, and Hackberry trees.

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The ranch is located in an area with a generally desirable climate and an annual precipitation in the range of 35-36 inches.



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The Clayton Ranch offers great hunting opportunities with game species that include whitetail deer, turkey, quail, dove and feral hogs. Parker County is currently a two buck, two doe county.



There are two homes on the property. The first is a three bedroom/ two bath cabin near the lake that features a kitchen, living room and sunroom. There is a wooden deck off the front of the house that looks out over the lake. The cabin is older, but in good shape. The second home is located fairly close to the entrance of the property. This home has three bedrooms/ two baths and features two living rooms, kitchen and laundry room. It also has a carport and has been re-roofed in the last few years.

There are four water wells located on the property.

Lake Cabin Pictures



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House Pictures



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There is an extensive amount of subdivision/rural acreage development near and around the Clayton Ranch. With the desirable highway frontage and scenic lake area, the Clayton property offers numerous opportunities for the investor looking for a place to enjoy and operate with future appreciation potential.

Currently, there is one producing gas well located on the property. Depending upon the final negotiated selling price, the owners will consider letting a portion of the minerals convey with the sale.

Without question, the Clayton Ranch is one of the finest recreational/development properties being offered for sale in North Texas. If you are looking for a sizable ranch within 60 miles of the DFW metroplex, offering great hunting/fishing opportunities, development potential, and your own private spring fed 17 acre fishing lake. Please give this property your due consideration. The Clayton Ranch is realistically priced at \$7,500 per acre.

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Clayton Ranch
Parker County, Texas, 517.076 AC +/-

