

147 acres in Clay County

Turner Country, LLC | 940-636-7039 | stephen@turnerappraisaltx.com



Property Address

HWY 287
Jolly, Texas 76301

Property Highlights

- Price: \$246,442.00
- Acres: 147.13
- County: Clay
- State: Texas
- Closest City: Jolly
- Property Type: Hunting Land, Ranches, Residential Land

Property Description

Dean Ranch - 147.13 Acres

The Dean Ranch is located approximately 1.5 miles east of Jolly fronting the north side of Highway 287.

This ranch is approximately 50% wooded with the balance being open native pasture. The woods consist of mesquite with scattered hardwoods, with the hardwoods concentrated along Bennett Creek. Bennett Creek extends through the western third of the property in a north-south direction. This area also serves as a natural thoroughfare for wildlife. The Dean Ranch has rolling terrain with several high points that offer beautiful views, or great future home sites. There are several stock ponds scattered throughout the property strategically located along the various draws. The weeds have been aggressively managed, which in turn has allowed the grasses flourish.

There is an existing water well and electricity is available. Dean Dale Water is located 1.5 miles west of the property.

This ranch could be utilized as a future home site, commercial development due to the high traffic county and visibility, or continued being utilized as agricultural-recreational ranch.

The mesquite currently look dead due to weed control, but they are not. Per Owner, they will be back alive and well next spring.

Asking \$1,675/Acre, or \$246,442

Contact Stephen Turner, Listing Agent - 940-636-7039

Do not trespass, the listing agent must be present at all showings. Buyer to confirm all information contained herein. Buyers agent must make first contact and be present at all showing to be allowed full fee participation.

Driving Directions

Located 1.5 miles east of Jolly on the north side of Hwy 287.



**TURNER COUNTRY
PROPERTIES**
FARM • RANCH • LAND

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More details at landsoftexas.com/listing/3452647