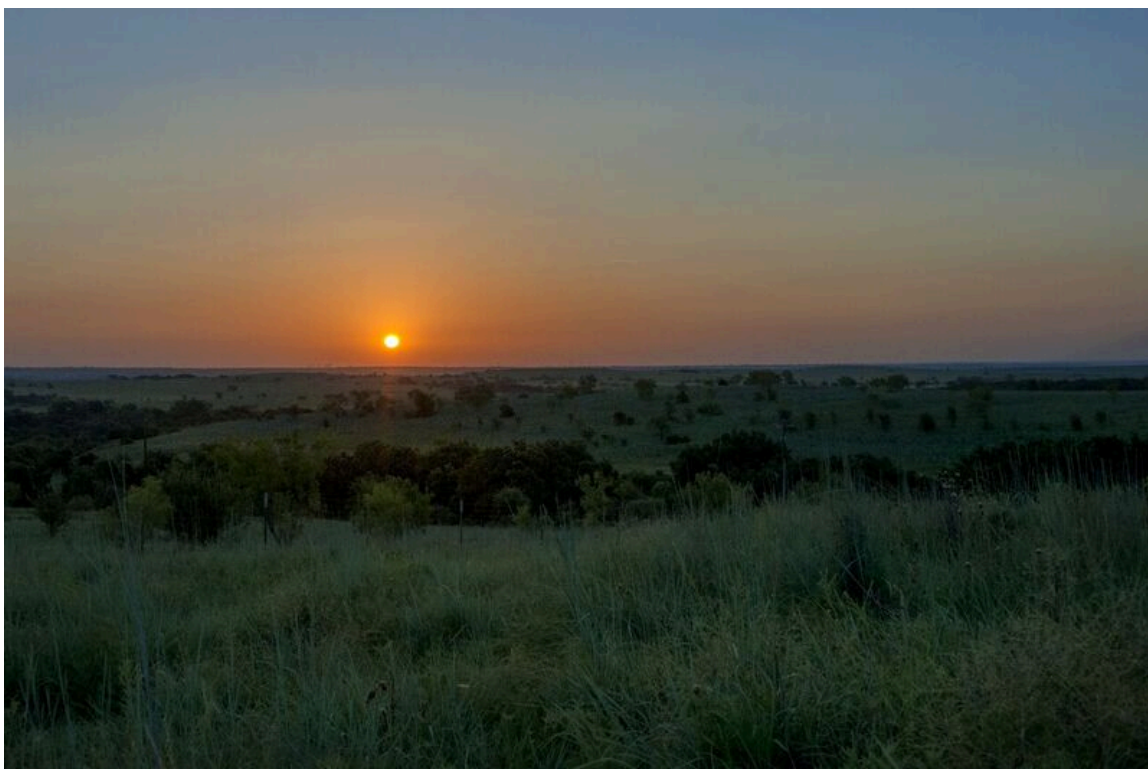


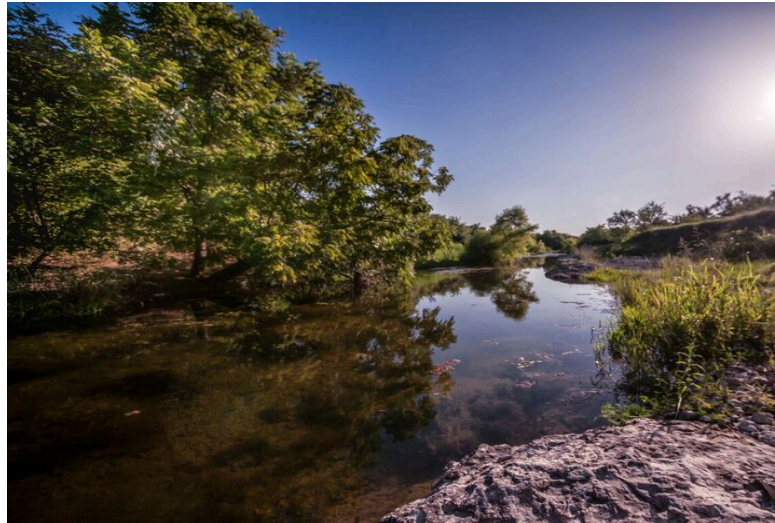
BEAR CREEK RANCH
ALED0, PARKER COUNTY, TEXAS
2153.288 Acres +/-



Marketed Exclusively by

Ranch Connection LLC
Cynthia Inman, Broker
817-366-3850
cynthia@ranchconnection.com
www.ranchconnection.com

**Bear Creek Ranch
2701 Bear Creek Road
Aledo, Texas 76008**



Size	2153.288 +/- Acres (95.798 acres has been sold out of the ranch) Being sold all or part.
Location	Scenic Route is to take FM 5 from Aledo thru Annetta to Savage Road, turn left on Bear Creek Rd and follow to signs on right. From Fort Worth take Hwy 377 south to Kelly Road to Bear Creek Rd, turn left to ranch.
Terrain	Rolling Texas native prairie with high elevations offering scenic vistas of the native country side and the city skyline of Fort Worth. There are scenic draws with water flowing through the creek and of course Bear Creek crossing a portion of the ranch.
Vegetation	Protection of existing tallgrass prairie remnants, restoration of tallgrass prairie, education and advocacy for tallgrass prairie conservation and restoration, and prairie landowner outreach and assistance are vital to water quality and the native plant communities, grassland birds, and other wildlife within the tallgrass prairie regions of Texas. Every acre of high quality prairie has 200 to 300 different kinds of wildflowers and grasses which are

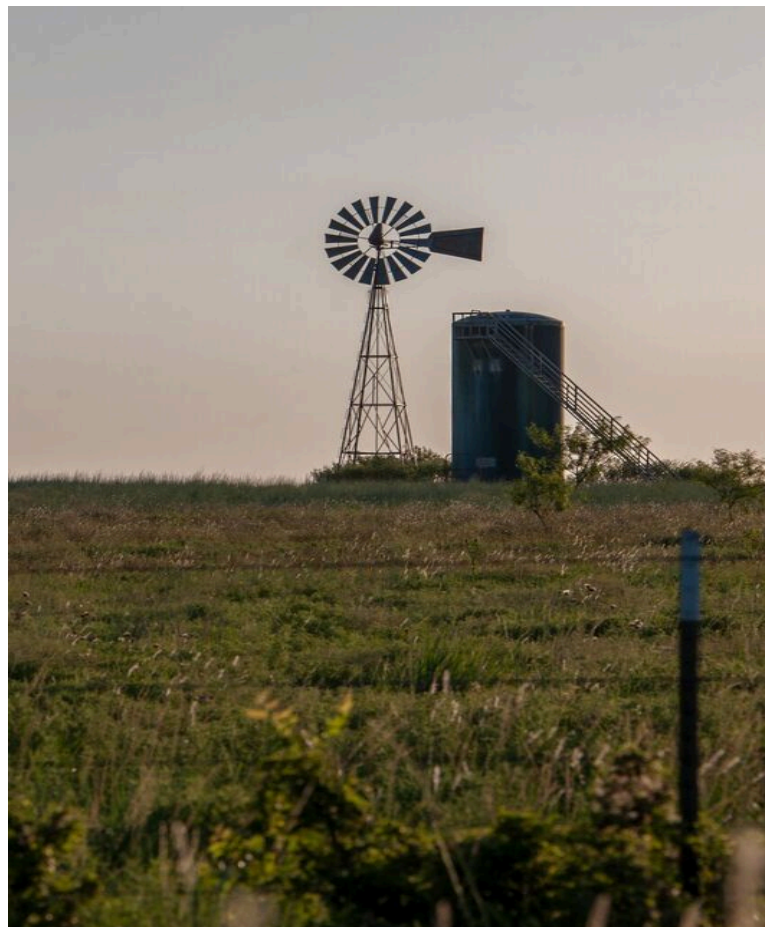
native to the American prairies. The pastures you see when you are driving down the highways generally have been grazed more or less continuously since settlement times. This ultimately removes all but the inedible plants.

Soils

The soils are rich, dark brown loam in creek bottoms with shallow rocky shale on the hills.

Water

Water sources on the ranch include Bear Creek, six reliable earthen stock tanks, four water wells powered by windmills, two water wells on electric pumps and one water well on solar power. There are three water storage tanks with a combined capacity of approximately 35,000 gallons.





Wildlife

The deer, turkey and dove population is good, making this place a hunter's paradise. This year has seen a good showing of bobwhite quail. Fishing ops abound in the creek and stock tanks.

Improvements

Pavilion – The pavilion is a 3,882 square foot steel building with metal walls and roof, originally constructed as an airplane hangar. The building has a concrete floor and sliding doors on three sides of the building. The building was reported to have been constructed in 1989. In the year of 2000 an apartment was constructed within the building. The apartment contains approximately 1,326 square feet, of which 574 square feet is a screened porch.

The apartment has two bed rooms, two bath rooms, den, kitchen and laundry area. The interior has a stained concrete floor, painted sheetrock ceiling and walls. The building has electricity and water. Overall, the building was observed in average condition at the time of the property inspection





Other Improvements – Other improvements include a metal utility barn containing approximately 1,296 square feet and two sets of livestock pens. The utility barn was constructed in 2008 and has no water or electricity. The livestock pens have an attached 8 foot by 40 foot storage container converted for use as feed and tack storage. There are three horse stalls with runs attached to the storage container. This area has water and electricity. The pens are constructed of steel posts and top rail with 4"x4" wire.

The Future

Bear Creek Ranch is within minutes of Fort Worth, the skyline is visible from most of the hilltops on the ranch. To the west of Fort Worth, the Walsh Ranch development, <https://walshtx.com/>, is on go. The 7,200-acre community is west of Fort Worth. Walsh announced four initial homebuilders for the neighborhood: David Weekley Homes, Drees Custom Homes, Highland Homes, and Village Homes were selected for the first phase, consisting of 580 homes, with model construction to begin this November.

Village Homes, based in Fort Worth, and Highland Homes, which builds exclusively in Texas, both have a long history in Fort Worth. Drees Custom Homes and Houston-based David Weekly Homes each build in numerous cities throughout the U.S. and Texas, with local offices in Dallas-Fort Worth.

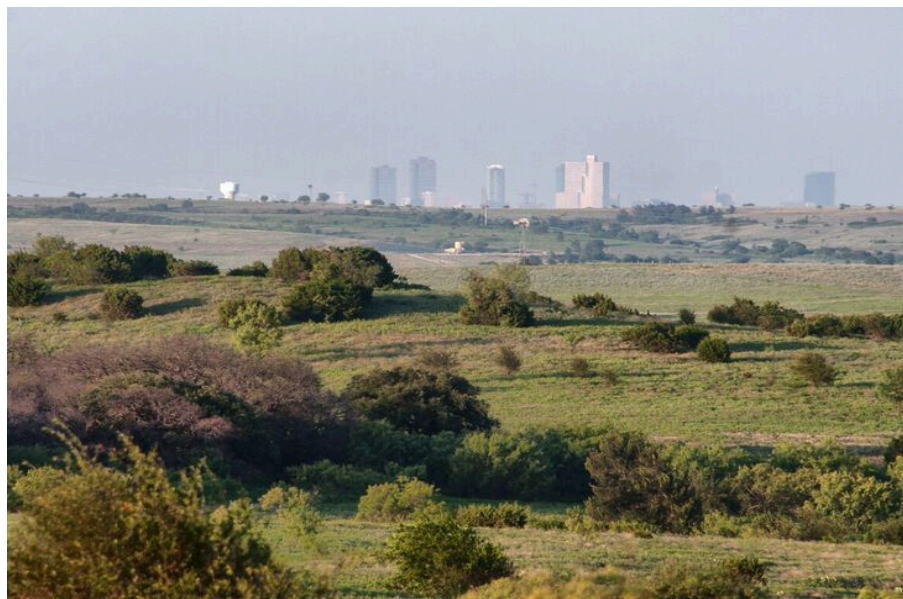
The project, known simply as Walsh, is named after the family that owns the land near where Interstate 30 connects to Interstate 20. Walsh will eventually include more than 15,000 homes, with prices from the upper \$200,000s in the initial phase. Residents in the area will be in the Aledo Independent School District, with a new

AISD elementary school scheduled to open at Walsh for the 2017-2018 academic school year.

Among the community amenities planned for the first phase of development are a 10,000-square-foot gym, a family pool with cabanas, slides and kids' areas, a separate Junior Olympic lap pool, a recreational lake and miles of hiking and walking trails, with more to be announced in the coming months.

Another large development, MORNINGSTAR, is located in the highly-acclaimed Aledo ISD featuring a one-of-a-kind amenity center, acres of open space along a winding creek, miles of trails and a community amphitheater next to cascading lakes and waterfalls.

This means there is a lot of land and a lot of development going on now and for the future. Bear Creek Ranch is in the path and offers the opportunity for a prudent investment while at the same time enjoying the pleasures of one of the largest parcels of land at the edge of Fort Worth. Whether you are seeking an investment, wish to consider conservation opportunities to protect pristine prairie or desire to own a ranch with the best location to the Fort Worth/Dallas metroplex, Bear Creek Ranch has unlimited possibilities.





Price **\$20,000 per acre, all or part**

Comments

**ALL INFORMATION CONTAINED IN THIS OFFERING WAS PROVIDED
BY THE OWNERS OR OTHER SOURCES DEEMED RELIABLE. RANCH
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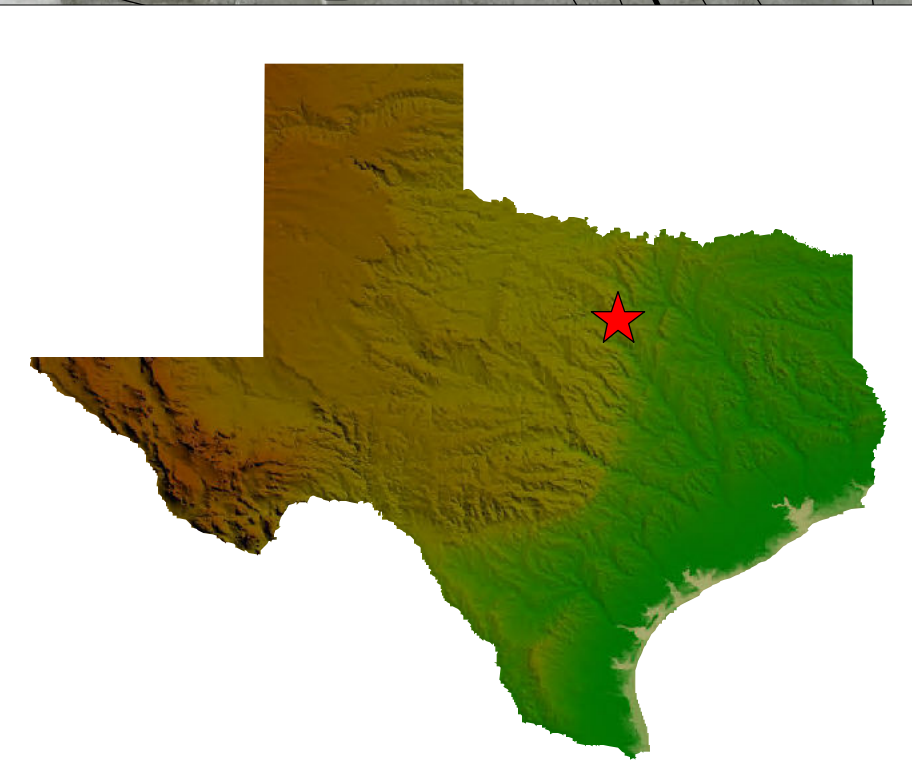
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Bear Creek Ranch

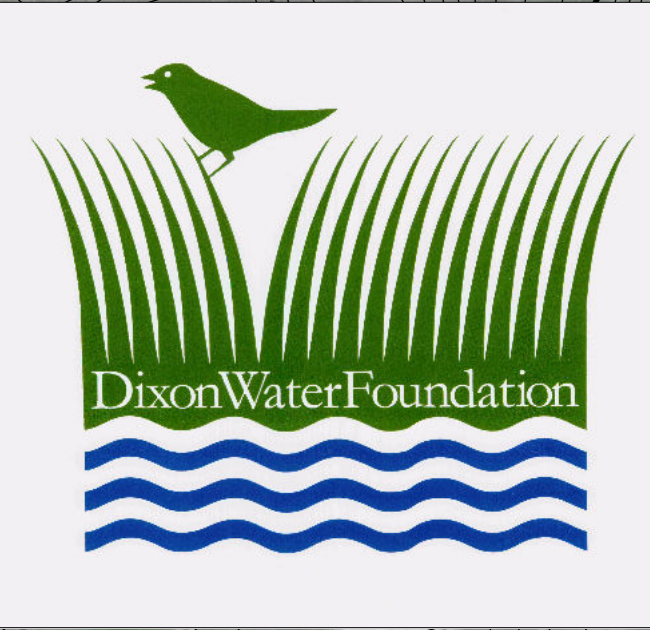
Parker County, Texas



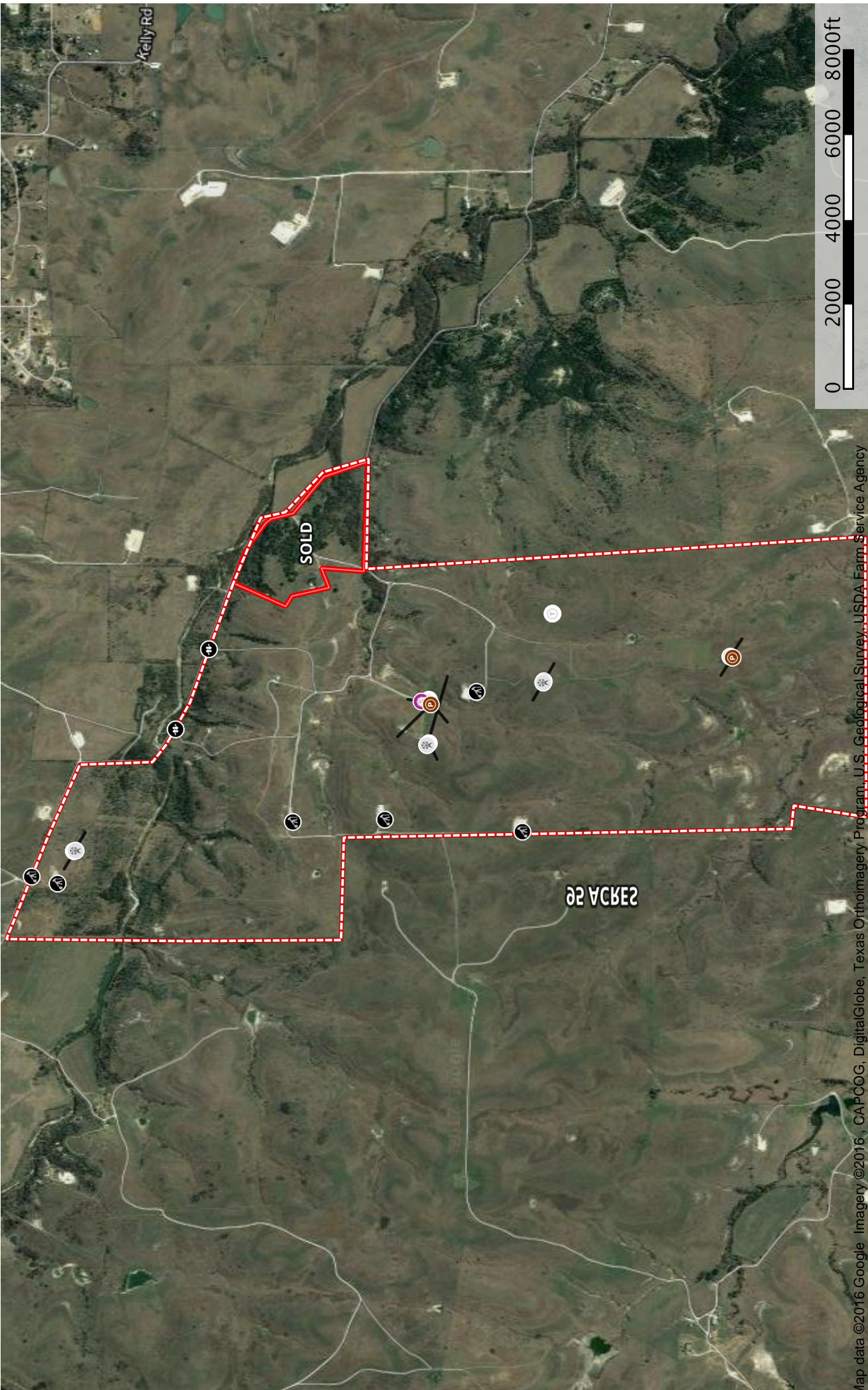
Scale 1 inch = 500 feet
Contour-Intervals 5 feet



- Wells
- Troughs
- Pilas
- Structures
- Pens
- Gate
- Waterlines
- Boundary
- Paddocks



Bear Creek Ranch
Texas, 2153.29 AC +/-



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- Pens
- Barn
- Oil Well
- Windmill
- Gate
- Trough
- Water Storage Tank
- Boundary
- Boundary

Cynthia Inman
P: 817-366-3850

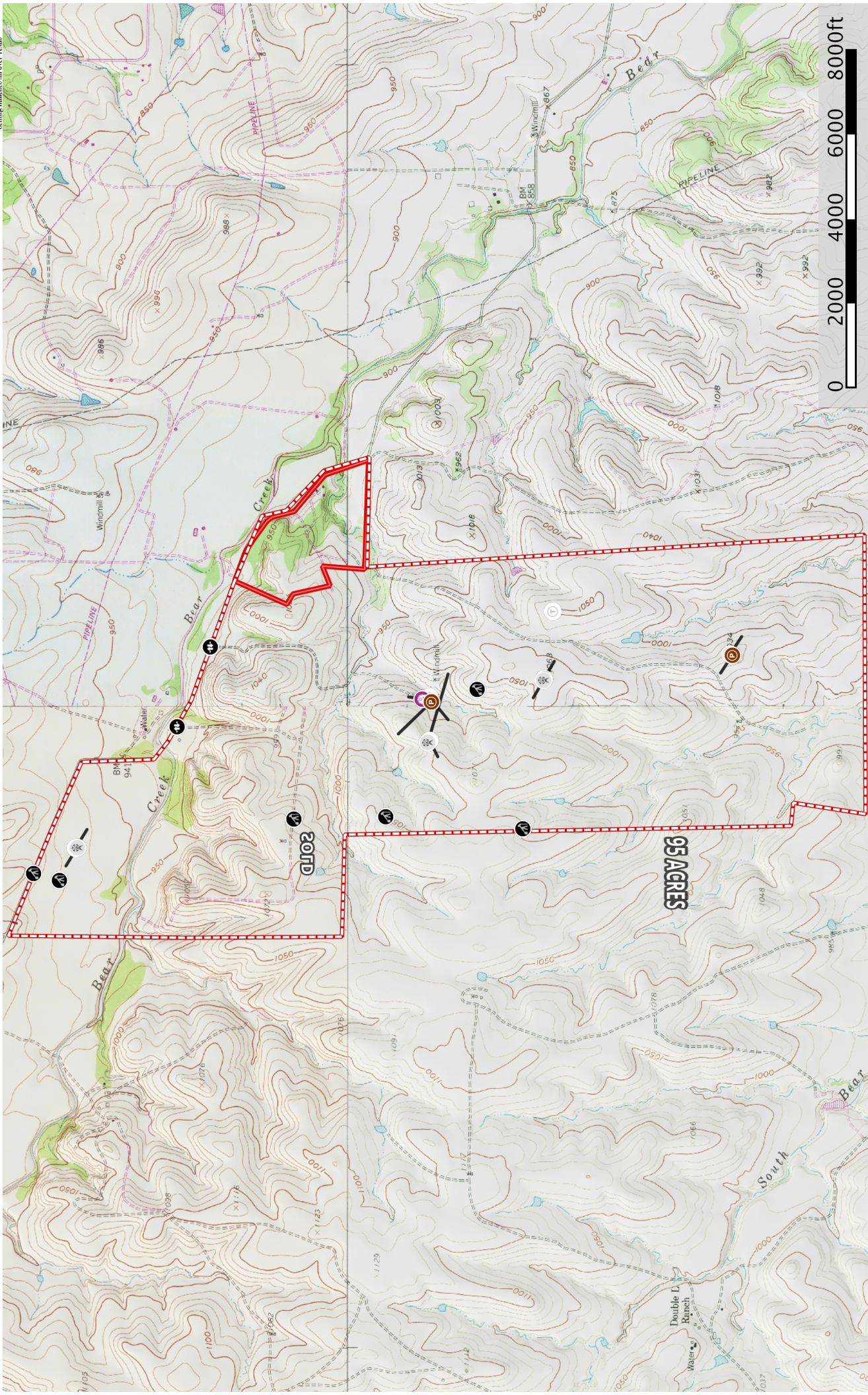
cynthia@ranchconnection.com

777 Main Street, Suite 600, Fort Worth, Texas 76102



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Bear Creek Ranch
Texas, 2153.29 AC +/-



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