

PPC RIDGE RANCH

1,750 ± Acres Palo Pinto County, Texas



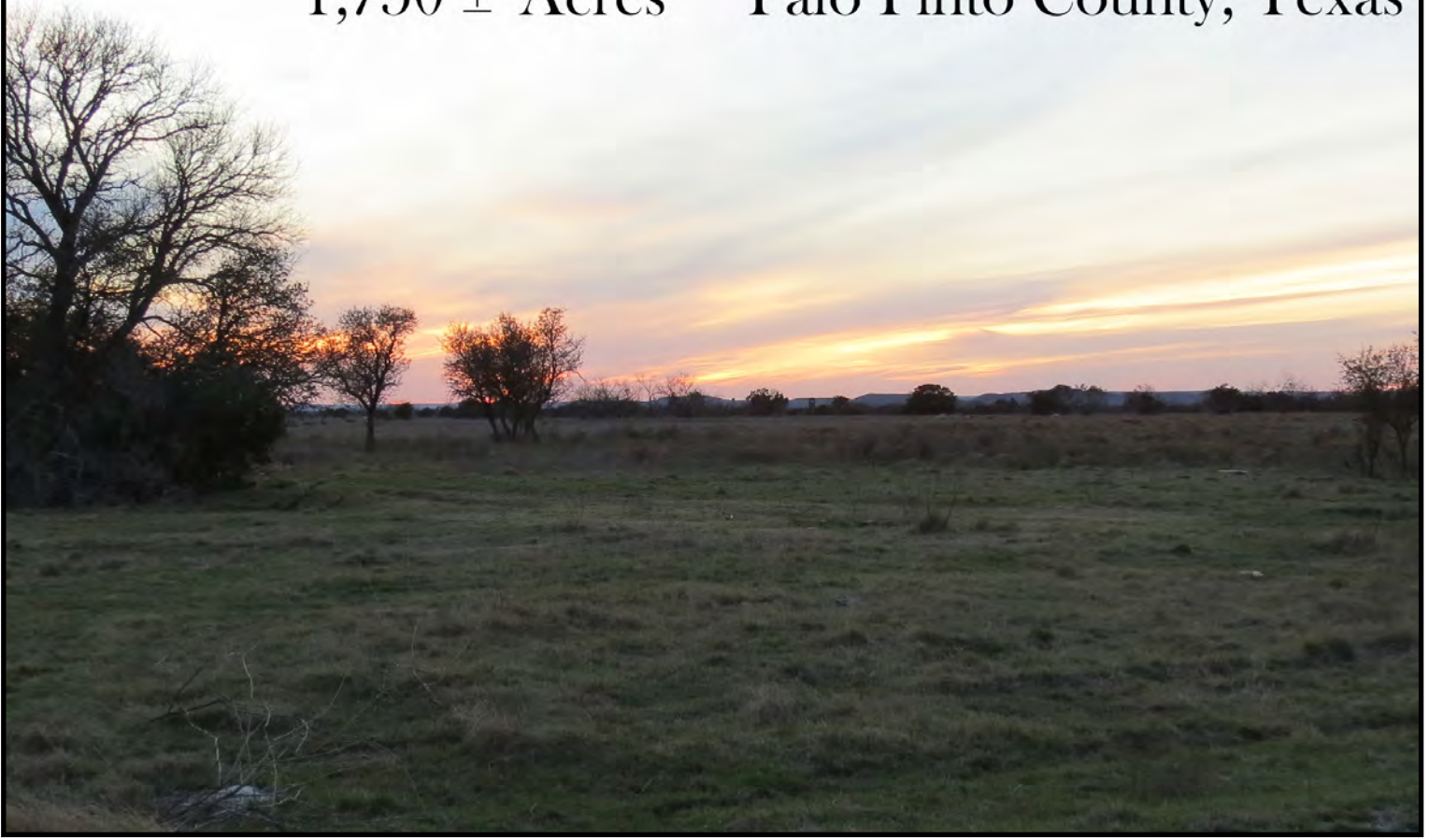
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Chas. S. Middleton and Son

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The PPC Ridge Ranch is located in Palo Pinto County approximately 1 hour and 15 minutes northwest of Ft. Worth, Texas. The property has desirable access on Fortune Bend Road. The entrance to the ranch is by electric private gate and the private road to the top of the ridge is paved to enable access in all seasons for all types of vehicles.



Subject to sale, withdrawal, or error.



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The ranch is on top of a large ridgeline with 360 degree views for miles in all directions. Cedar, Mesquite and some large Oak Trees are scattered throughout the ranch. The upper portions of the ranch have been cleared as a fire came through many years ago and burned some of the trees. There are some burned areas still revegetating on the west side of the ranch. Deer, turkey, hogs and migratory birds frequent the ranch and hunting is very good for all species. There are many building sites all along the ridges that would make a great location for a lodge or weekend retreat. There is currently a relatively new smaller home on one of the ridges for immediate enjoyment.



There are numerous ponds scattered through the ranch for cattle and wildlife use. The house currently has a small water system that requires water to be hauled occasionally when the house is in extended use.





The ranch is improved with a very nice, almost new, smaller home built on one of the ridges. Views from the house are awesome. This is a great spot to cook out or just sit on the porch and watch the sun go down. The house is surrounded by large Oak trees and is equipped with central air and heat for both the summer and winter.

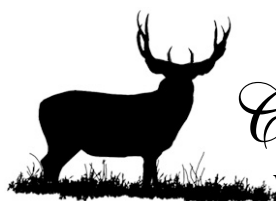




The ranch has been lightly hunted by friends and family in the past. Deer numbers are good along with hogs, turkey, dove, coyotes and bobcats.

\$3,500 per acre. The PPC Ridge Ranch is a great getaway for the family. Both privacy and all-weather access, along with close proximity to Dallas/Ft. Worth make this ranch a great family investment. Being located very close to Possum Kingdom Lake, Palo Pinto Lake and the Brazos River makes for great recreational options in the summer. Mineral Wells is located approximately 30 minutes southeast of the ranch for convenient dining and shopping, or Strawn is only 20 minutes southwest of the ranch, where Mary's Cafe is famous for outstanding Texas Chicken Fried Steak.

The current owner does not believe there are any minerals intact, but all minerals owned, if any, will convey. Additionally, all wind energy generation rights will transfer with the property.

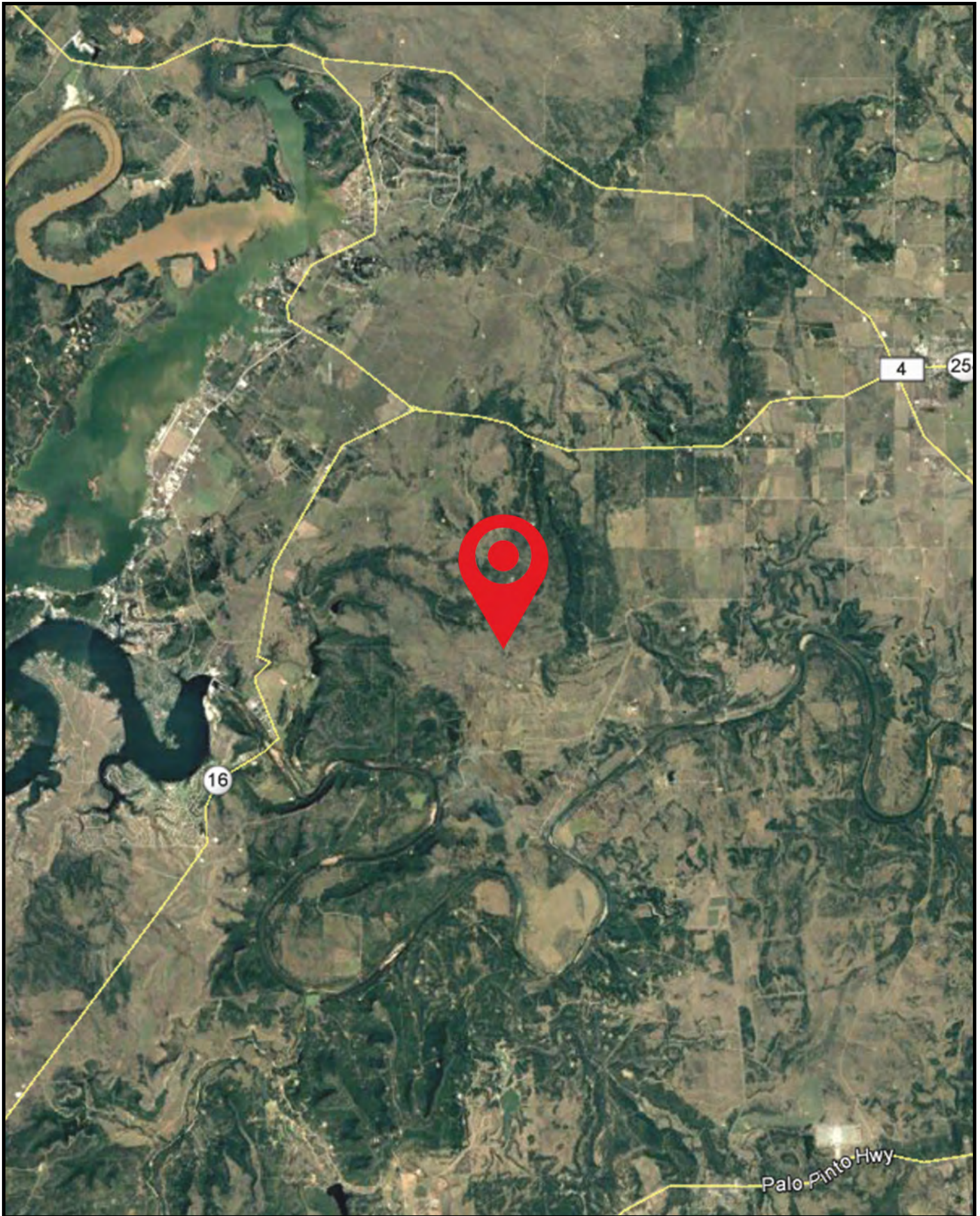


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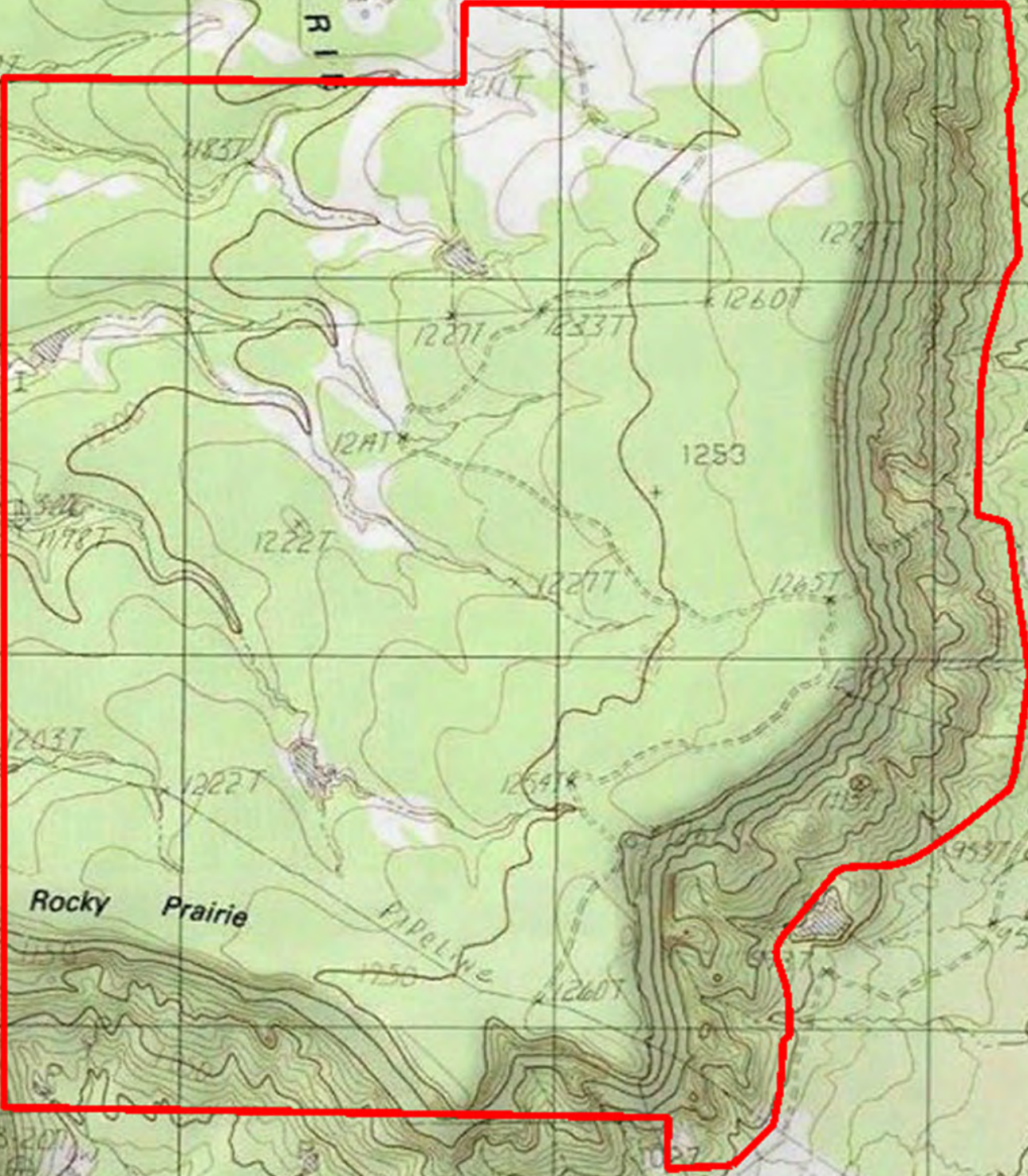
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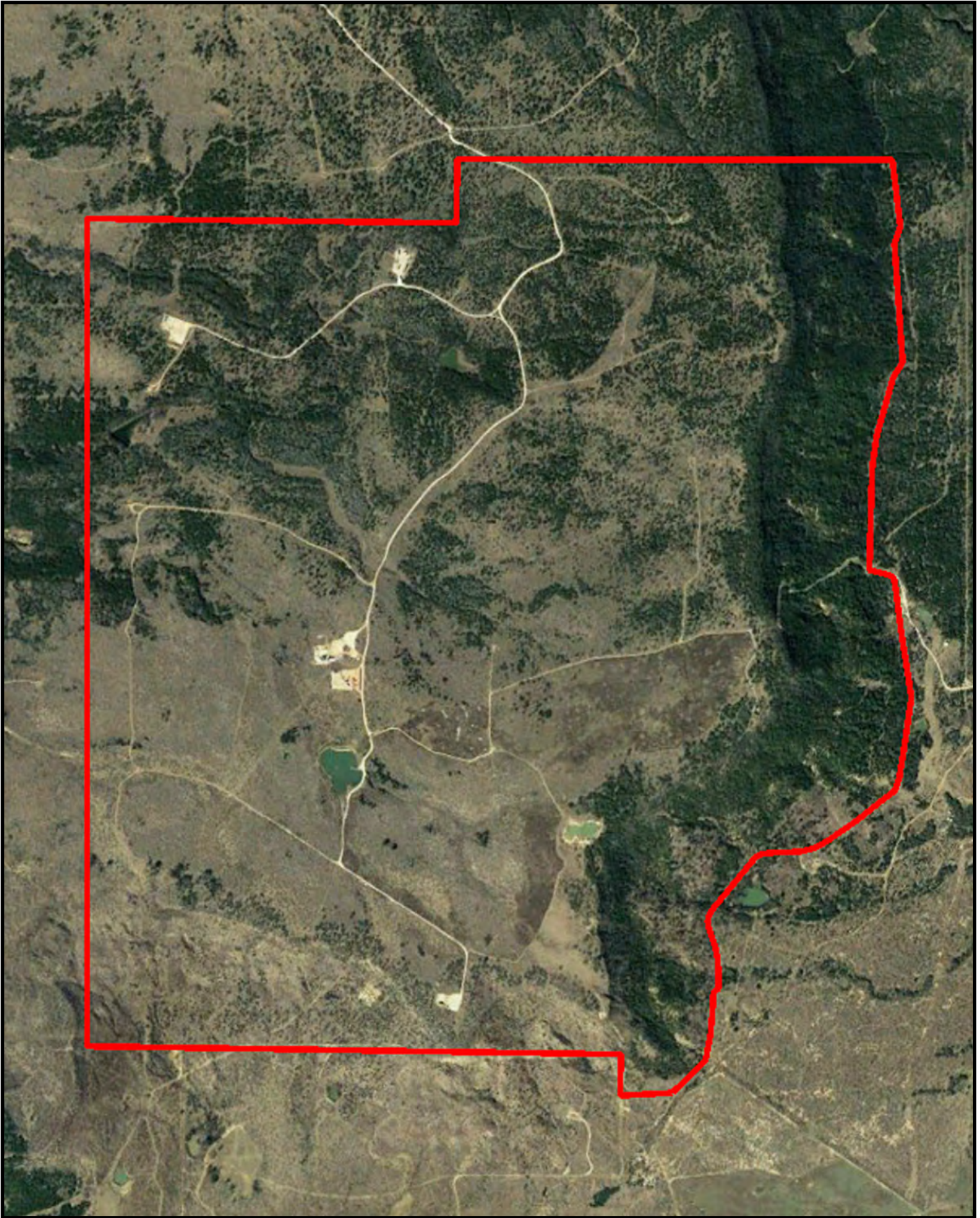
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