

Palo Pinto Creek Ranch

780± acres | \$6,825,000 | Santo, Texas | Palo Pinto County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Palo Pinto Creek Ranch

The Palo Pinto Creek Ranch is located in Palo Pinto County approximately 30 miles due west of Weatherford, Texas. The ranch is made up of 780 ± acres with two access points into the ranch. There is an entrance to the property from the north down Allen Lane of FM 129 and an entrance from the south off FM 2201 with the entrance on Walker Lane.

The topography of the ranch varies from rolling hills to large coastal fields. There is also some cultivated land that has been planted in wheat to increase the carrying capacity of the ranch. To the north you see what some people call the Texas Mountains. Views are vast in all directions from many places on the property. Palo Pinto Creek runs through the ranch for just under 2 miles. There is a little over a mile of both sides of Palo Pinto Creek with another half mile with one side of the creek. This creek is very large, much like your normal river, with constant water levels most of the year.

Large oak and pecan trees are found all over the property. There are huge pecan trees in the large coastal field that run along the river. Big oaks cover the large hills providing great cover for the game and cattle. Deer, turkeys and hogs are abundant on the ranch providing great hunting and recreational opportunities.





LOCATION:

The Palo Pinto Creek Ranch is very well located in Palo Pinto County with Weatherford, Stephenville, and Mineral Wells only a few miles away. Possum Kingdom Lake is a short drive up either Hwy. 4 or Hwy. 281. The I-20 and Hwy. 281 intersection is only about 5 miles away providing easy highway access in any direction. Access into the ranch is by paved road from both the north and south.





IMPROVEMENTS:

There are some very nice residential improvements located on the ranch. As you enter from the north, there is a 3-bedroom, 2-bath home with large living area, covered front and back porch along with a carport behind the house. There is a very nice set of working pens and an equipment shed also located in the same area. Another small ranch house is on the south end of the ranch. There is a nice equipment barn on the south side of the ranch. There is a beautiful, very large bridge that crosses the creek and provides access to each side of the ranch.







WATER FEATURES:

There are two water wells on the ranch providing water to the houses. There are 9 ponds scattered stragically throughout the property. The sizes range from small to approximately 2 to 3 acres. The highlight of the ranch is the couple of miles of frontage on Palo Pinto Creek. More of a river, the creek provides fishing, canoeing, kayaking, and just pure beauty. Fishing is also available in all the ponds located on the ranch. The game animals are provided many options with all the different water features.













HUNTING:

The ranch has never really been hunted by the current owner therefore providing a sanctuary for the native game. Deer are frequently seen on the ranch with bucks having time to grow to mature status. Groups of turkey are frequently seen with numbers easily above 10 or 20 in each group. They roost along the river in the huge pecan and oak Trees. Hogs are also seen frequently and fun to hunt in the off season. Dove and duck hunting is good in season.

PRICE: \$6,825,000.00. (\$8,750 per acre)

BROKER COMMENTS:

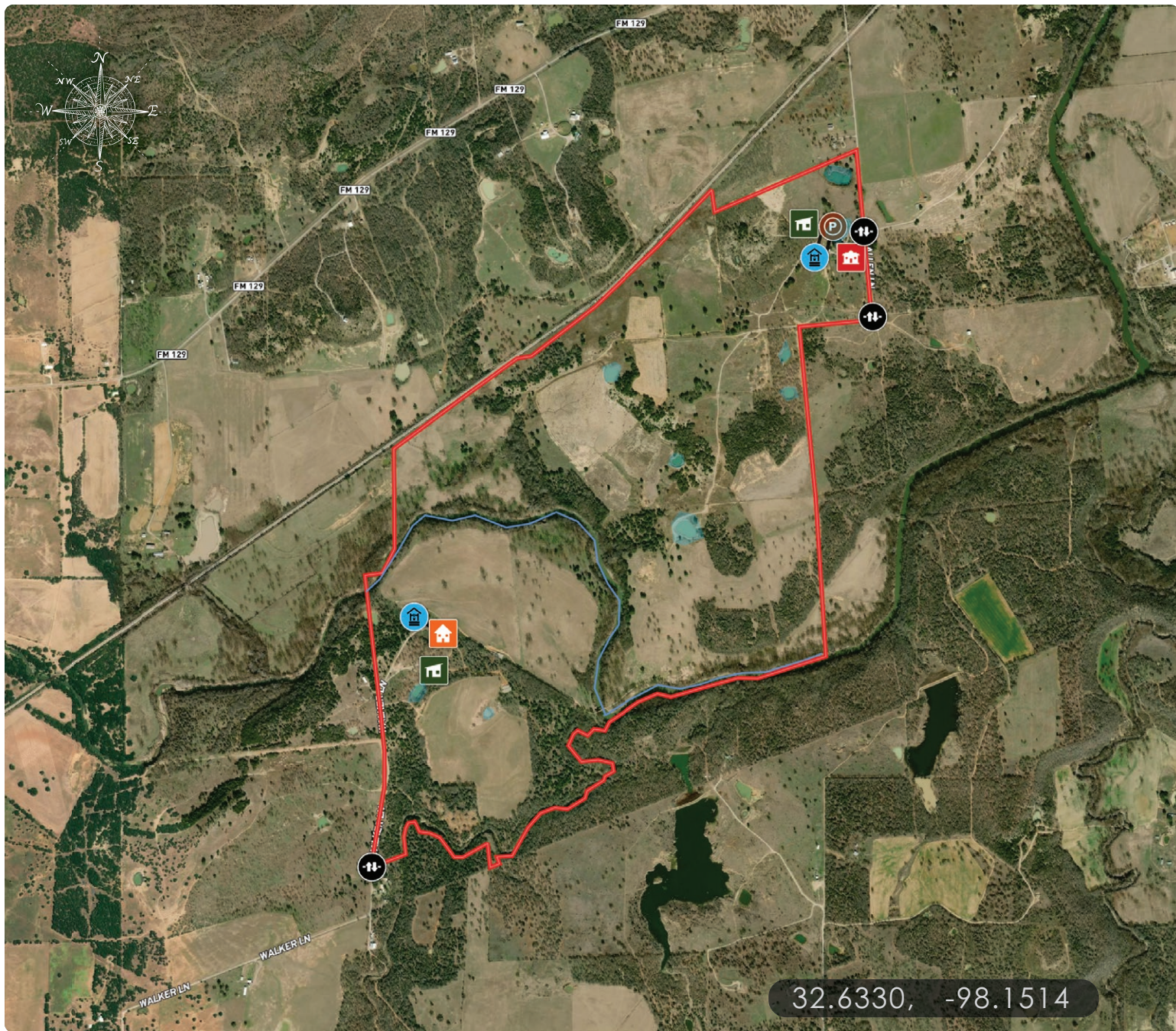
This is a very special place with everything the small rancher and recreational outdoorsman are looking for. Great native and coastal pastures along with wheat fields for your personal cattle herd. Deer, turkeys and hogs for the hunter along with a beautiful river for the outdoors enthusiast looking for fishing, canoeing and kayaking. If you are looking for a place that has something for everyone in your family and is less than 2 hours from the Metroplex, you need to come take a look.

For more information or to schedule a showing, please contact Layne Walker at (214) 244-6484.

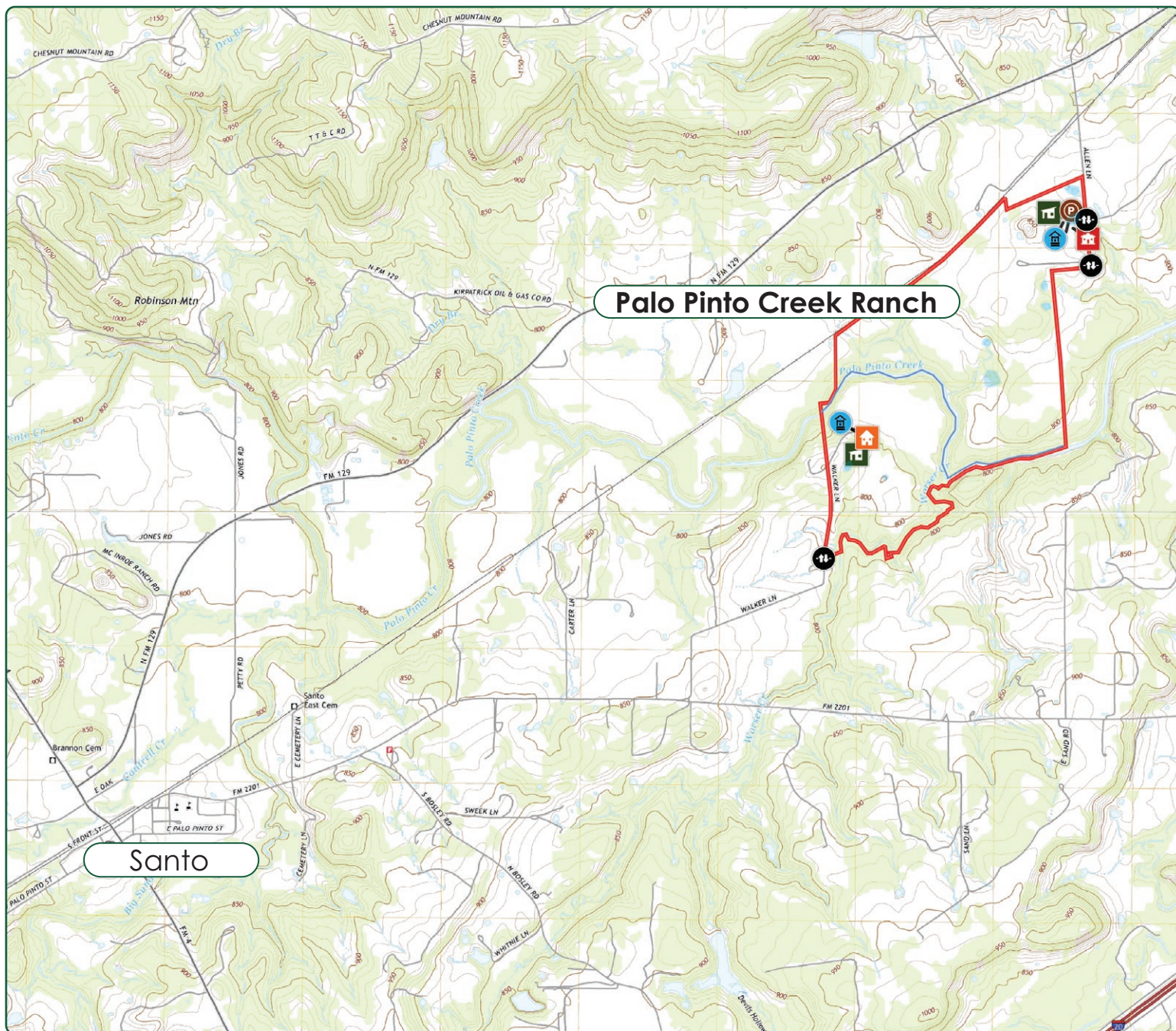








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FARM - RANCH SALES AND APPRAISALS

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For virtual brochure & more info visit,



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