

Brock Coastal Ranch

46± acres | \$1,357,000 | Brock, Texas | Parker County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Brock Coastal Ranch

The Brock Coastal Ranch is very centrally located in one of the fastest growing areas in Texas. The property is 15 miles from Weatherford, Texas which is the cutting horse capital of the world. Beautiful horse properties and new housing developments surround this ranch. Ft. Worth is 40 miles to the east and Dallas is only 70 miles down I-30. DFW airport is also a very short drive away.

The topography is slightly sloping upward as you travel from the front of the property to the back. A few large Oak trees are along the fence line on the eastern side of the property. The property is primarily comprised of coastal pastures with great sandy soil.





LOCATION

The property has an entrance on Russell Lane which is a paved, county-maintained road. Old Dennis Road provides a straight shot to Interstate 20 which is the major east/west highway. The Brazos River is located about 2 miles to the south.

WATER FEATURES

There is one small tank on the northeast corner of the ranch. A co-op water line runs along Russell Lane but currently, may or may not have additional meter capacity. There are also scattered water wells in the area with wells on both properties that border the ranch.

RECREATION

The ranch is set up for a perfect horse ranch with great sandy soil. Fishing could be available in the pond located on the property and dove hunting should be good in season. Occasional deer are seen on the ranch.







MINERALS

There are no minerals available to convey. There is no production on the property.

PRICE

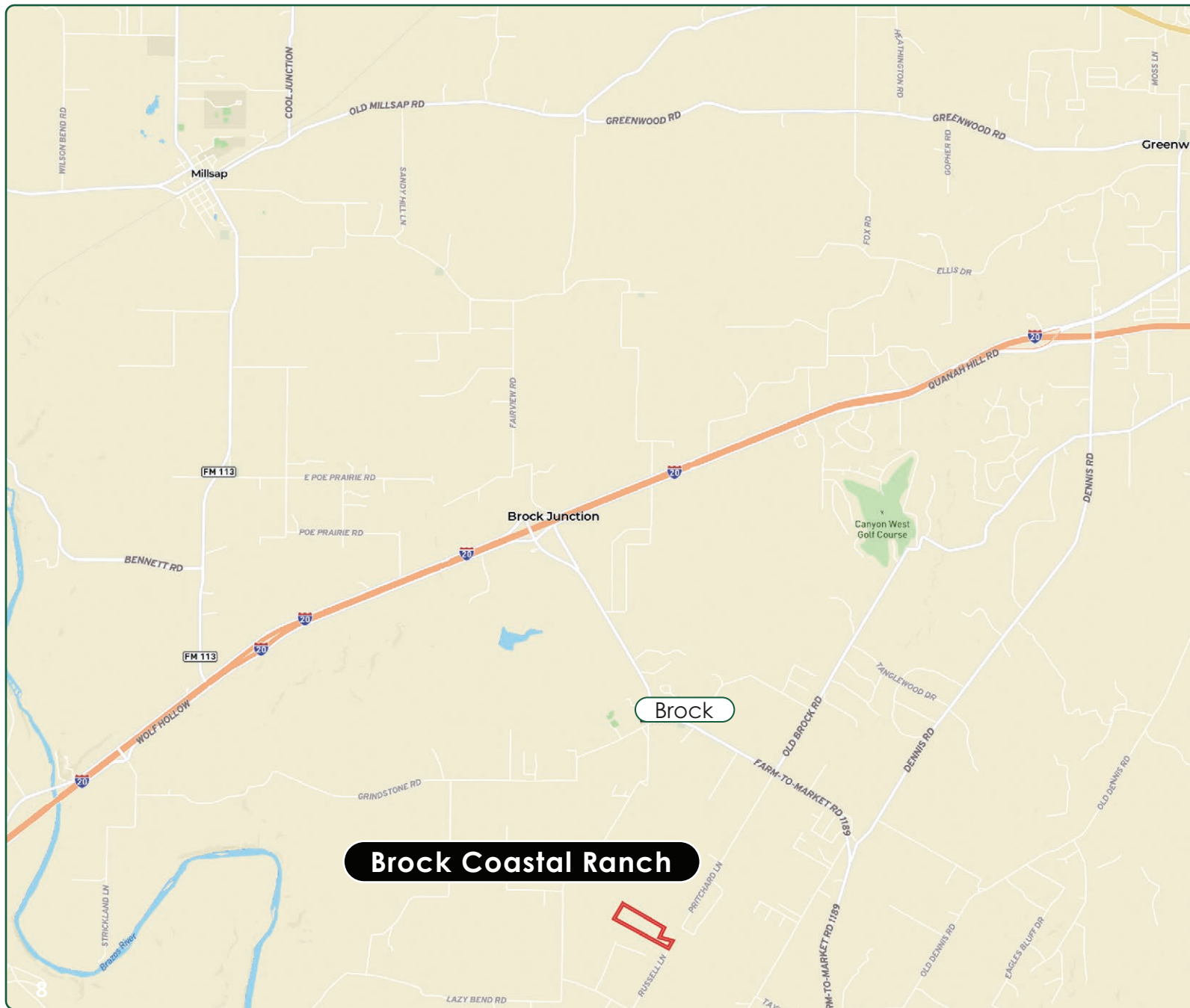
\$1,357,000 (\$29,500 per acre)

REMARKS

The Brock Coastal Ranch is located right in the center of one of the hottest development markets in Texas. Large horse properties continue to pop up along with many new, beautiful housing developments. The Brock school system is also a very attractive asset for this area. If you are looking for a horse property, a development property, or just a beautiful piece of land for an investment, you need to come take a look. There are just not many places this big and this beautiful left.

To schedule a showing, or for additional information, please contact **Layne Walker** at **(214) 244-6484**





Brock Coastal Ranch

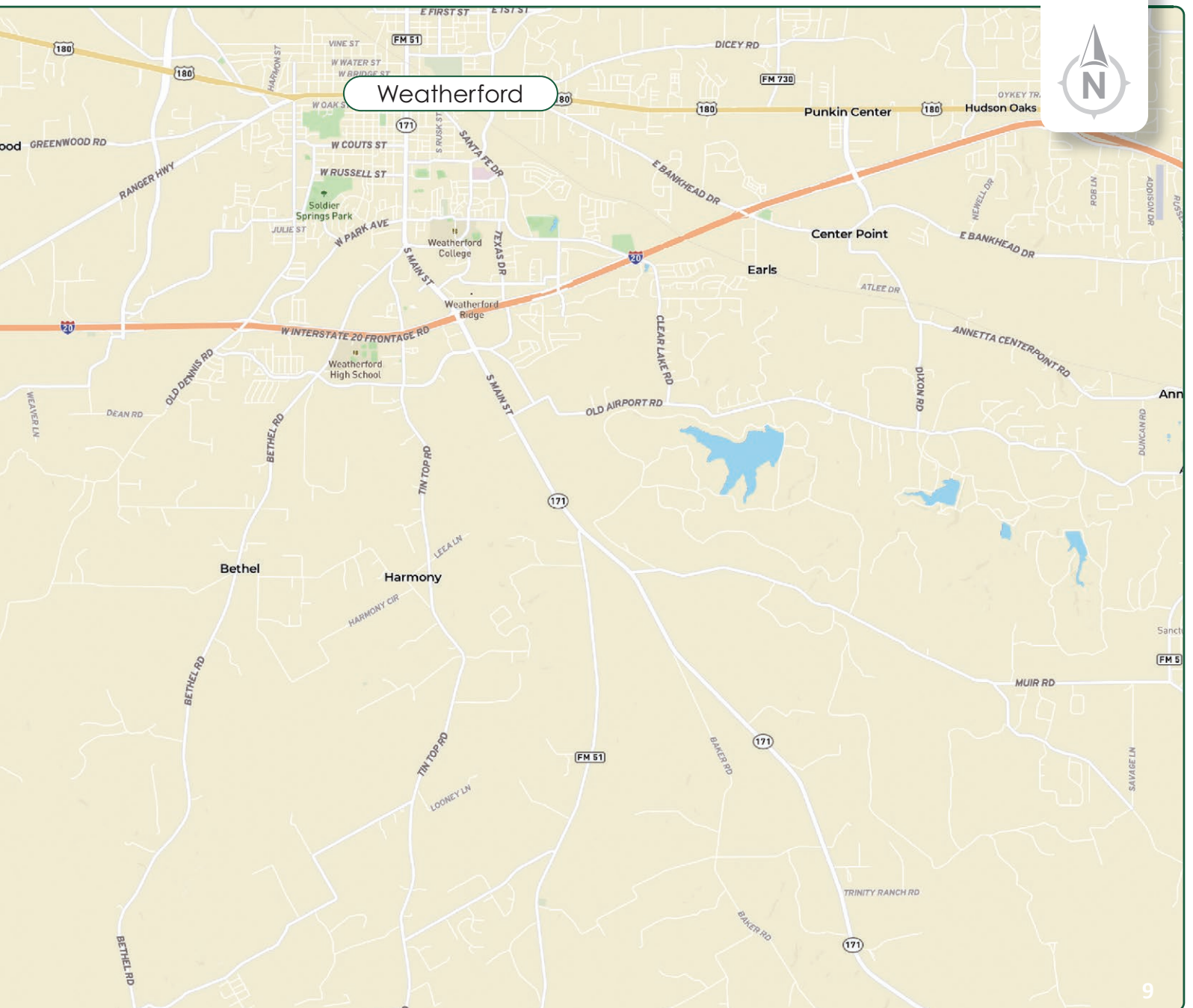
Brock

Brock Junction

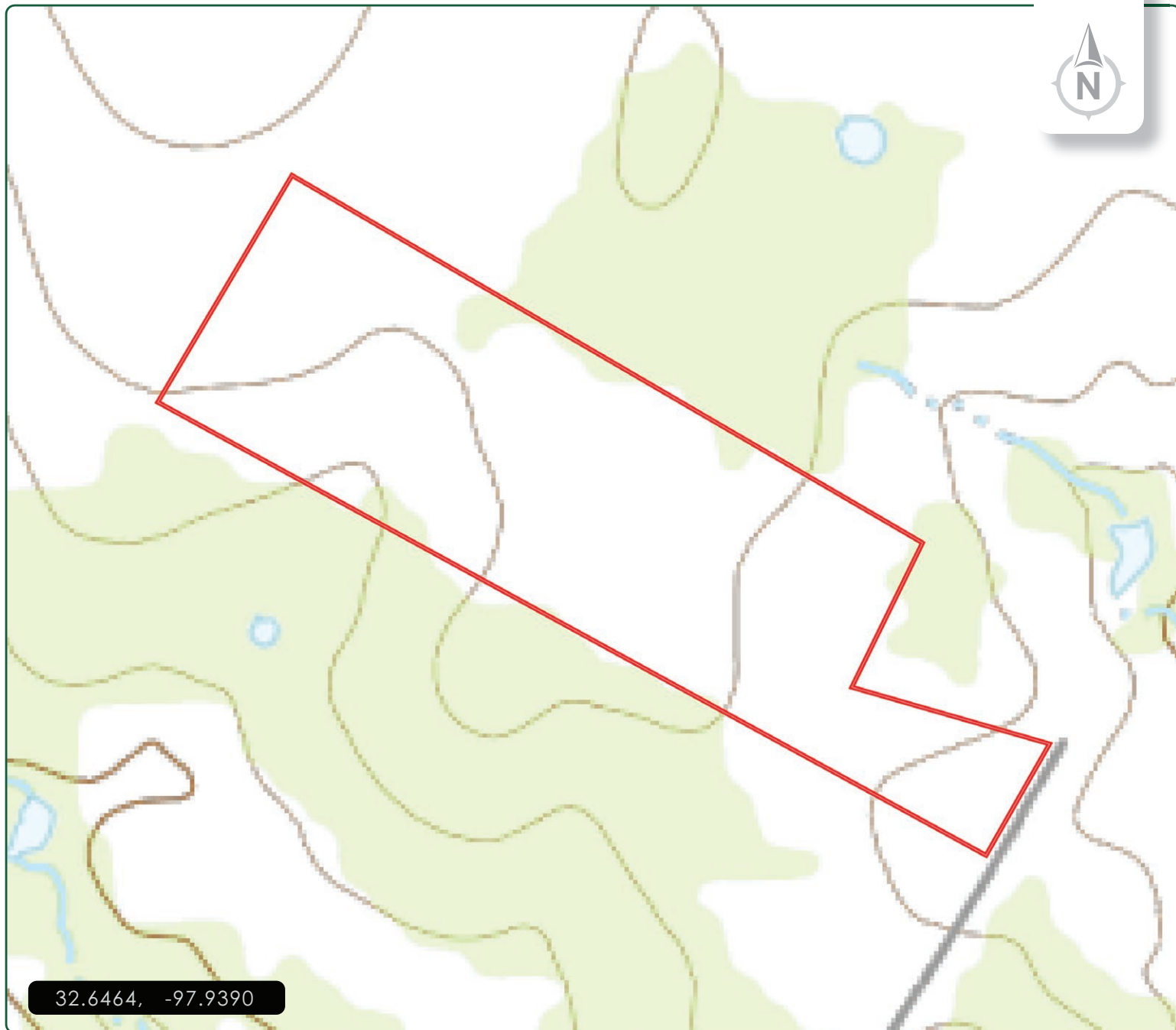
Millsap

Greenw

Canyon West
Golf Course







32.6464, -97.9390

Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.