



FARM & RANCH

DRASTIC PRICE IMPROVEMENT!
315 UNINCORPORATED AG EXEMPT ACRES
IN JACK COUNTY - \$2,650,000

3901 Barton Chapel Rd. – Jacksboro, TX



**STEPHEN
REICH GROUP**
WILLIAMS TREW REAL ESTATE

Williamstrew 
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

DRASTIC PRICE IMPROVEMENT!! RHL Ranch is a beautiful property with 315 unincorporated ag exempt acres in Jack County. Lush rolling terrain, native pastures, & 4 ponds are ideal for the animals. The high point on the ranch has amazing 360 views. Amenities include a gun range, cattle pens, corrals, a loafing shed, 7 deer blinds, multiple feeders, and two storage containers. The 4700 sq ft entertainment facility has 2 bunk rooms & 1 bath. It has spray foam insulation, a tankless gas water heater, Elan surround sound with 4 zones, & a cell booster tower. The commercial kitchen has a gas range, vent hood w fire suppression, a double door refrigerator freezer, & undercounter beverage cooler. This property is perfect for entertaining w a fully refrigerated & sealed wine vault adjacent to the living area. Living rm overlooks the covered porch & custom campfire under a cluster of old oak trees. There is also an 1800 sq ft, 3 bay garage workshop. The well has a filtration system, booster pump & a 2000 gallon storage tank.

LOCATION

CITY	Jacksboro
County	Jack
Schools	Jacksboro ISD

Driving Directions From US-281 go west on W Hackley. Right on FM 4 N. Left on Barton Chapel Rd to 3901.

OFFER SUMMARY

List Price	\$2,650,000
Lot Size	315 acres
Utilities	Septic, Well

HIGHLIGHTS

- 315 ACRES
- GUN RANGE • CATTLE PENS • 7 DEER BLINDS
- 4,700 SF ENTERTAINMENT FACILITY
- TWO STORAGE CONTAINERS
- COMMERCIAL KITCHEN • 4 PONDS
- 1,800 SF, 3 BAY GARAGE WORKSHOP

LISTING PRESENTED BY:



STEPHEN REICH

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PARKER COUNTY OFFICE

400 Shops Boulevard, Ste. 200
Willow Park, TX 76087

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

PROPERTY PHOTOS

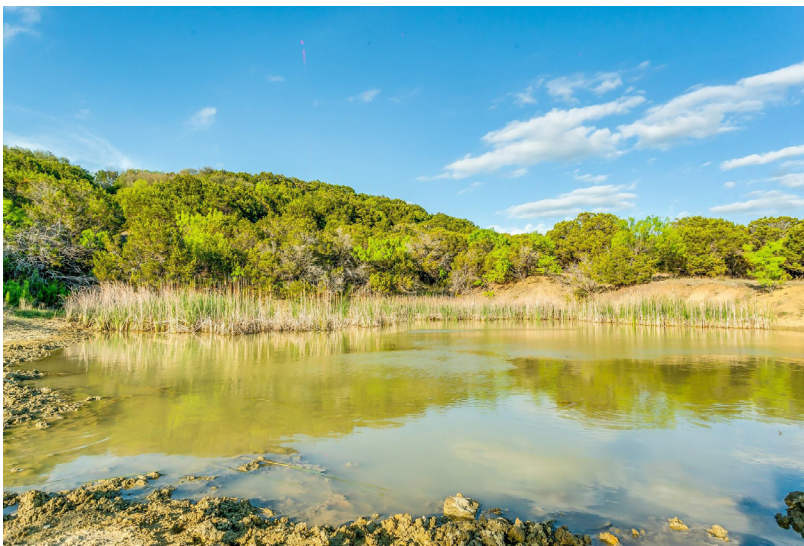


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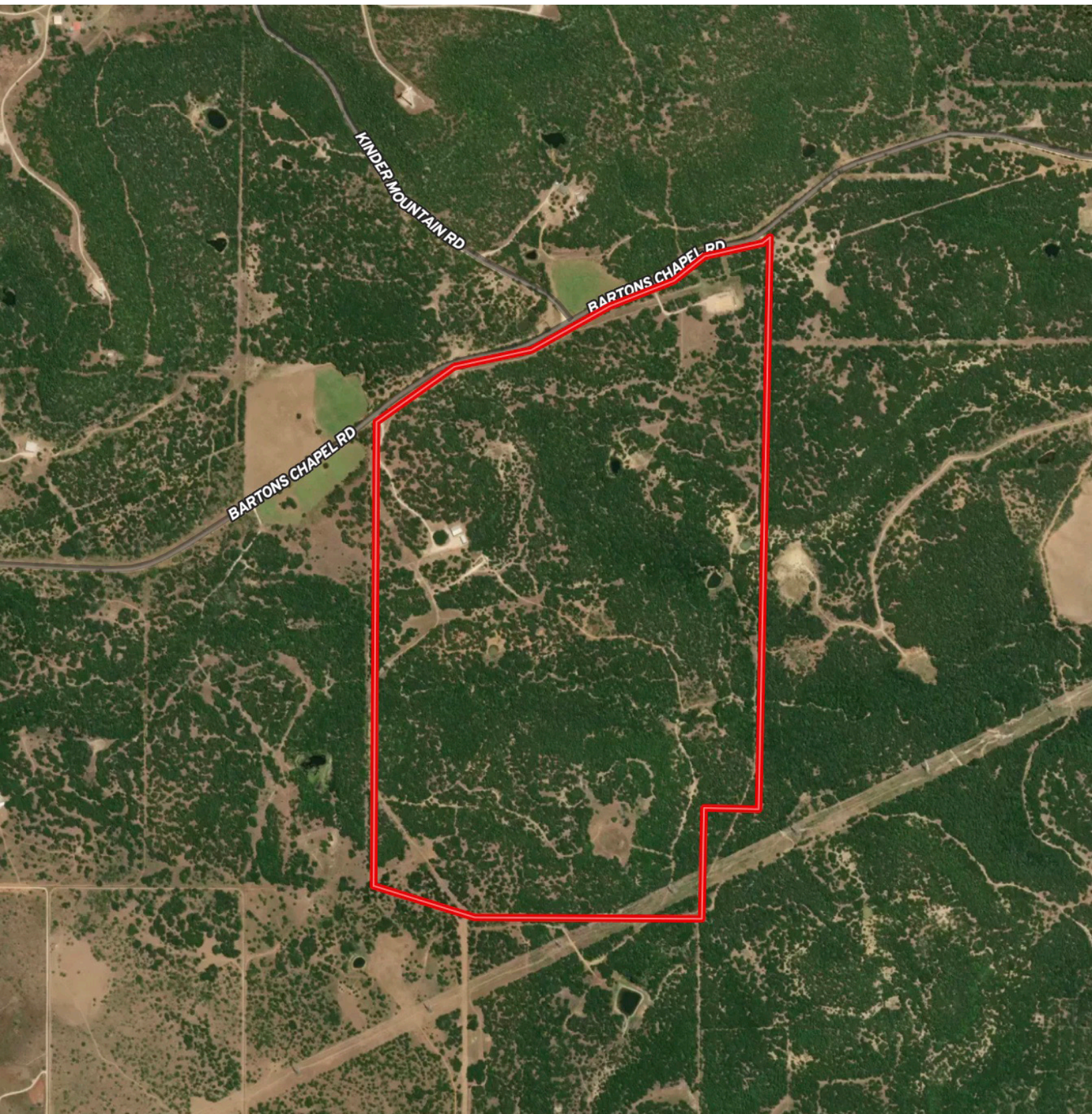


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AERIAL MAP



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CONTOUR LINES & FLOODPLAIN



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