



FARM & RANCH

**STUNNING 103 ACRES  
CONVENIENTLY LOCATED JUST  
MINUTES FROM US HWY 281**

**1564 Brannon Lane – Perrin, TX**



**STEPHEN  
REICH GROUP**  
WILLIAMS TREW REAL ESTATE

**WilliamTrew**   
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

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

# PROPERTY SUMMARY

## DESCRIPTION

Stunning 103 acres conveniently located just minutes from US Hwy 281 in southern Jack County. Escape the rat race, and high property taxes in Parker County by barely crossing over the county line and enjoy the tranquil setting. Property includes an automatic gate, custom front fencing, and a concrete driveway. Once you enter the property, you will notice the newly built 30X100 Shop. This all-steel building is perfect for equipment storage, or place to store all your belongings while building the home of your dreams. An abundance of mature Harwood trees with multiple clearings, offer numerous home sites that are amazing. 4 ponds are included on the property and there is excellent perimeter fencing. Back part of property is currently in cultivation, but excellent sandy loam soil would be perfect for coastal Bermuda grass. Plenty of cover still provides ample habitat for all sorts of wildlife. Notice in the pictures the brand-new baby fawn we spotted. This place has it all!

## LOCATION

CITY	Perrin
County	Palo Pinto
Schools	Perrin-Whitt ISD
Driving Directions	From 1885, take 281 going east. In approximately 3.7 miles, turn left on Brandon Ln. The property will be on the right in approx 1.6 miles.

## OFFER SUMMARY

List Price	\$849,750
Lot Size	103 acres

## HIGHLIGHTS

- 103 AG EXEMPT ACRES
- 30X100 SHOP
- AUTOMATIC GATE
- 4 PONDS
- EXCELLENT PERIMETER FENCING
- SANDY LOAM SOIL

## LISTING PRESENTED BY:



**STEPHEN REICH**  
**817-597-8884**  
stephen.reich@williamstrew.com



**PROPERTY WEBSITE LINK:**  
**[stephenreichgroup.com/20345216](http://stephenreichgroup.com/20345216)**



**PARKER COUNTY OFFICE**  
**400 Shops Boulevard, Ste. 200**  
**Willow Park, TX 76087**

**FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND**



# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884





PROPERTY PHOTOS





# AERIAL MAP

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# CONTOUR LINES & FLOODPLAIN

