**93 Acres Pastureland & Home Site**

**FM 113 South, Cool, Parker County, Texas**

**LOCATION:** Approximately 45 minutes west of Fort Worth, or 10 minutes west of Weatherford.

South of Cool on FM 113 South for 8/10ths mile on the east / left side.

**LAND:** 1562.59’ of FM 113 South frontage and 279.98’ of Cool Jct Road frontage.

Mostly open pastureland with trees concentrated in the upper transition areas. Tree cover consists of post oak, elm, and mesquite on the upper east side and large pecan trees on the lower west side. The soil consists primarily of Truce fine sandy loam 1 to 5% slopes (productive), Santo and Bunyan (highly productive) soils of 0 to 1% slopes and more prone to flooding, and Chaney loamy sand 1 to 5% slopes.

**IMPROVEMENTS:** A small all steel building with R panel exterior and concrete slab.

Electricity and water well.

**PROPERTY TAXES:** $200 +/- with agricultural exemption. **ISD:** Millsap, K-12

**WATER:** Water well. Three stock ponds for livestock.

**MINERALS:** Sellers believe to own 100% of the minerals and 50% of the royalty.

**EASEMENTS:**  Overhead power line to the water well and a buried gas pipeline as shown per

survey.

**COMMENTS:** Excellent location, excellent soil, and excellent FM 113 South frontage.

**PRICE:**  $25,000.00 per acre.

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