**125.76 Gorgeous Acres**

**7300 Norris Circle, Weatherford, Parker Co., Texas 76087**

**LOCATION:** The property is - 9.1 miles to Weatherford, 15.2 miles to Granbury, and 35.3 miles to

Fort Worth.

**TERRAIN:** Level to gently sloping, extremely productive land featuring sandy loam soils ideal for

agriculture and grazing. Timbered areas along picturesque Spring Creek provide

stunning natural beauty and are populated with large live oaks, big post oaks, pecan

trees, elms, and red oaks, all contributing to excellent game habitat and natural cover.

The soils are diverse and include May fine sandy loam, Bosque loam, Bastsil loamy

fine sand, and Bolar clay loam. Approximately 50 feet of elevation change occurs from

the main entrance to the banks of Spring Creek, offering slight topography and scenic

views.

**WATER:** One mile of beautiful Spring Creek frontage runs through the property on both sides,

primarily in fertile Frio Clay loam soil. A water well, reportedly around 400 feet deep,

provides ample water supply—according to the tenant, water availability has never been

an issue.

**IMPROVEMENTS:** Includes an older 933 sq. ft. home (no contributory value), a covered porch, and a 320

sq. ft. attached garage. Also present are a small storage shed and a perimeter fence in

fair condition, suitable for cattle.

**WILDLIFE:** Frequent sightings of deer, turkey, hogs, and other native game.

**MINERALS:** All owned mineral rights, including executive rights and royalty, will be conveyed at

closing. No gas wells on the property, though one natural gas pipeline crosses it.

**TAXES:** 2024 taxes were $1,059.67 with an ag exemption in place.

**COMMENTS:** Secluded and scenic, with diverse tree cover and rich soils—ideal for recreation,

ranching, or investment. Outstanding location.

**RESTRICTIONS:** No mobile homes, no move-in homes, no manufactured homes, no wrecking

yards, no dump grounds, no surface mining, and no commercial hog, dog,

chicken, goat, or dairy farms allowed.

**PRICE:** $29,750.00 per acre. No owner financing or property division.

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