

# PK Hills Ranch

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656± acres | \$5,412,000 | Graford, Texas | Palo Pinto County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# PK Hills Ranch

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We are pleased to have been selected as the exclusive brokers to market the PK Hills Ranch. The 656± acres are located in Palo Pinto County, just north of Possum Kingdom Lake. Finding a ranch of this size and location is rare. The ranch has a substantial amount of paved frontage along Highway 337 with gated entrances on both corners. The current owner has meticulously manicured the main entrance, which includes two beautiful ponds.

All fences are in very good condition, and good roads are present along all perimeter fence and through the middle of the property. A couple of game feeders and blinds are located in the middle of the ranch with easy access. A set of livestock working pens are also available.

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## Location

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The property is located in a fantastic area with numerous recreational and dining opportunities, all within close proximity of the ranch. Possum Kingdom Lake is 10 minutes to the south and covers 17,000 surface acres with 300+ miles of shoreline. Fishing, skiing, and other water sports are minutes away. The PK Hills Ranch also has hunting and fishing options. The ranch is home to deer, hogs, turkey, and migratory birds.

Graham, Texas is a short 20 minutes away, with Mineral Wells, Texas, 25 minutes to the south. Both towns have numerous shopping and dining options. There are also many famous, small Texas towns that are great for a day trip. Albany, Granbury, Hico, Gordon, Strawn, Stephenville, and even the DFW Metroplex are all options under a 2-hour drive.

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## Water Features • Improvements • Hunting

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The ranch has several ponds on the property that not only provide water for the livestock and wildlife, but also provide fishing along with duck and dove hunting in season. Fences are in great condition. The current owner has cleared the majority of the cedar on the property and improved the ponds and native grasses. Livestock working pens are on the property, but there are no other major structural improvements.

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## Price

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\$5,412,000 • \$8,250 per acre

## Remarks

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The PK Hills Ranch is a hard-to-find property option in Palo Pinto County. With a location just north of Possum Kingdom Lake and its short drive to numerous Texas towns, properties of this size and location are a rare find. The asking price is very competitive, and the current owner has the ranch in fantastic condition. This combination livestock and hunting ranch deserves your consideration.

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Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.



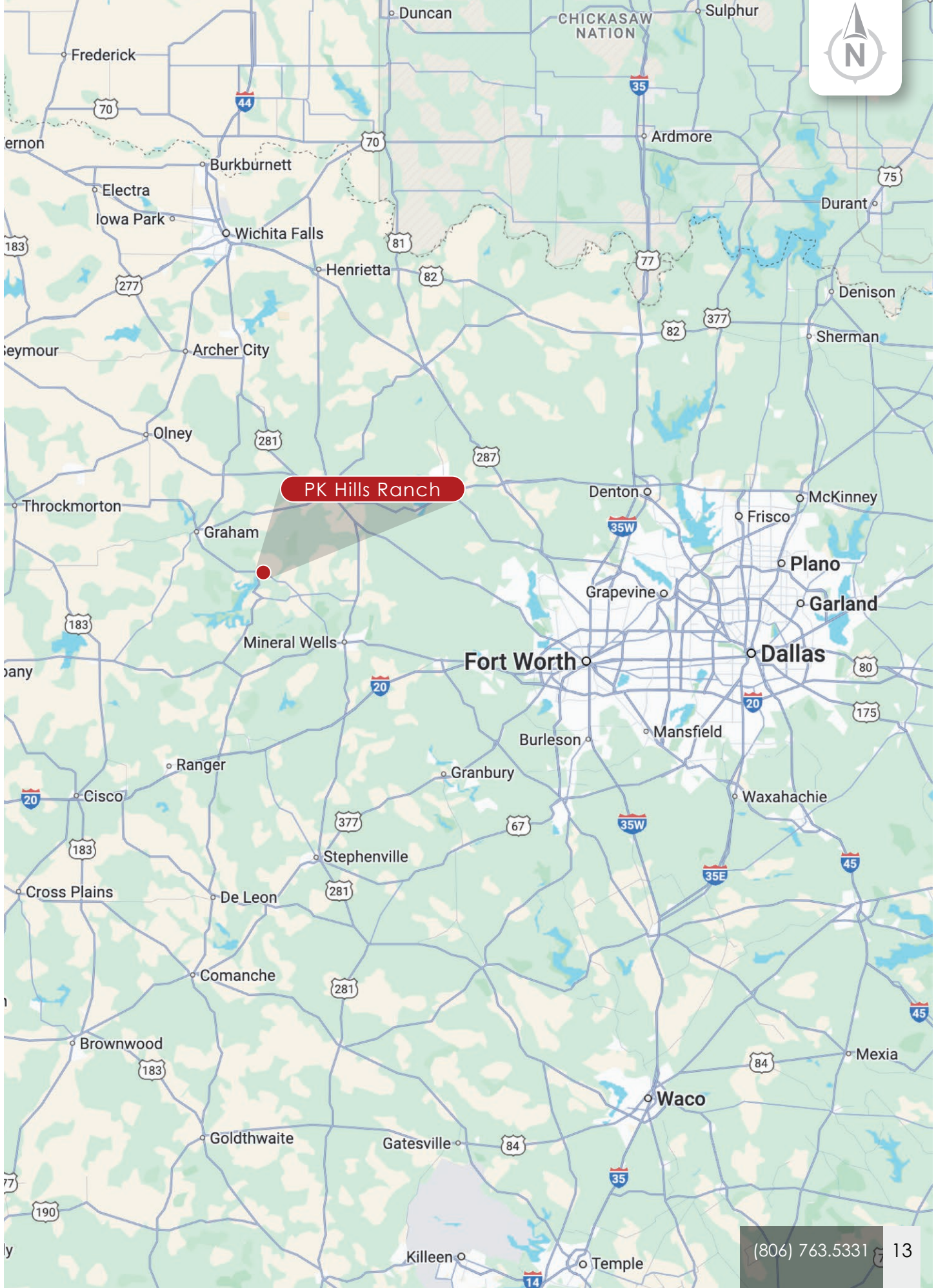




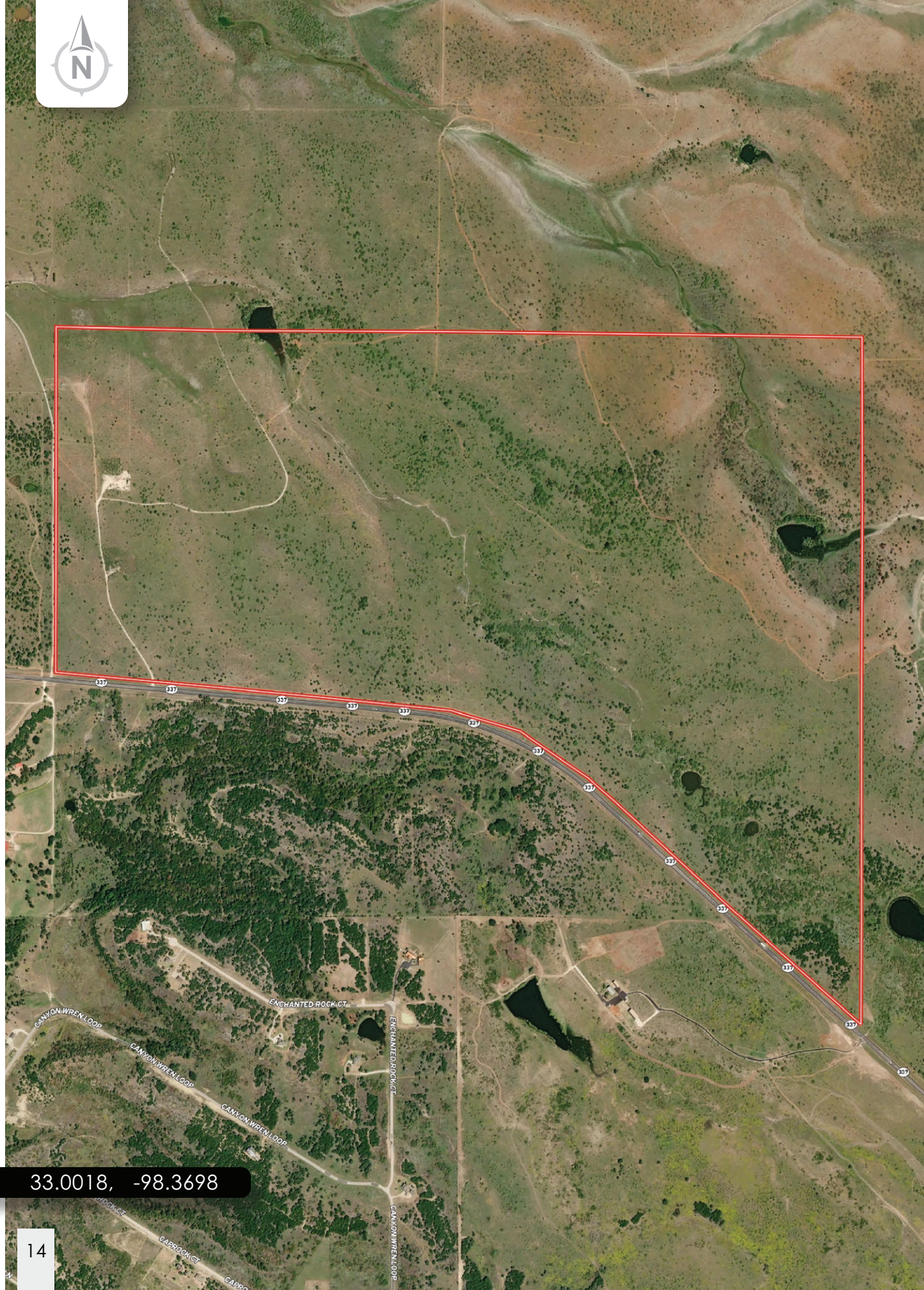




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33.0018, -98.3698







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