

North PK Hills Ranch

300± acres | \$2,475,000 | Graford, Texas | Palo Pinto County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

North PK Hills Ranch

We are pleased to be the exclusive broker marketing the North PK Hills Ranch. The 300 acres is in Palo Pinto County, just north of Possum Kingdom Lake. The property has a substantial amount of paved frontage on Highway 337 with a gated entrance on the north corner.

The current owner has taken great care to manicure the ranch including roads around the entire perimeter. A new barb wire fence has been replaced on the south boundary of the property. The ranch has access to a beautiful pond which is supplied by a seasonal drainage running in a northeastern direction. A set of livestock working pens is also situated on the northern fence line. A game feeder is in the center of the property to draw wildlife from all directions.



Location

The property is in a growing area with numerous recreational and dining opportunities. Possum Kingdom Lake is 10 minutes to the south offering fishing, skiing and other water sports. Hunting and fishing on the ranch is also available.

Graham, Texas is a quick 20-minute drive away with Mineral Wells, Texas 25 minutes to the south. Both towns along with different places on the lake of shopping and dining options. In addition, many locations in the DFW Metroplex are less than 2 hours away.

















Price

\$2,475,000 • \$8,250 per acre

Remarks

The North PK Hills Ranch is a rare in Palo Pinto County and its proximity to Possum Kingdom Lake. There are many day trip options to various famous, small Texas towns such as Weatherford, Albany, Granbury, Strawn and Stephenville. This is both a livestock and hunting property with division options if this is your plan. The current owner has already had the 300 acres surveyed into 100-acre individual properties with equal road frontage and access. If you are looking for a private retreat or great investment property in a booming area, come look.

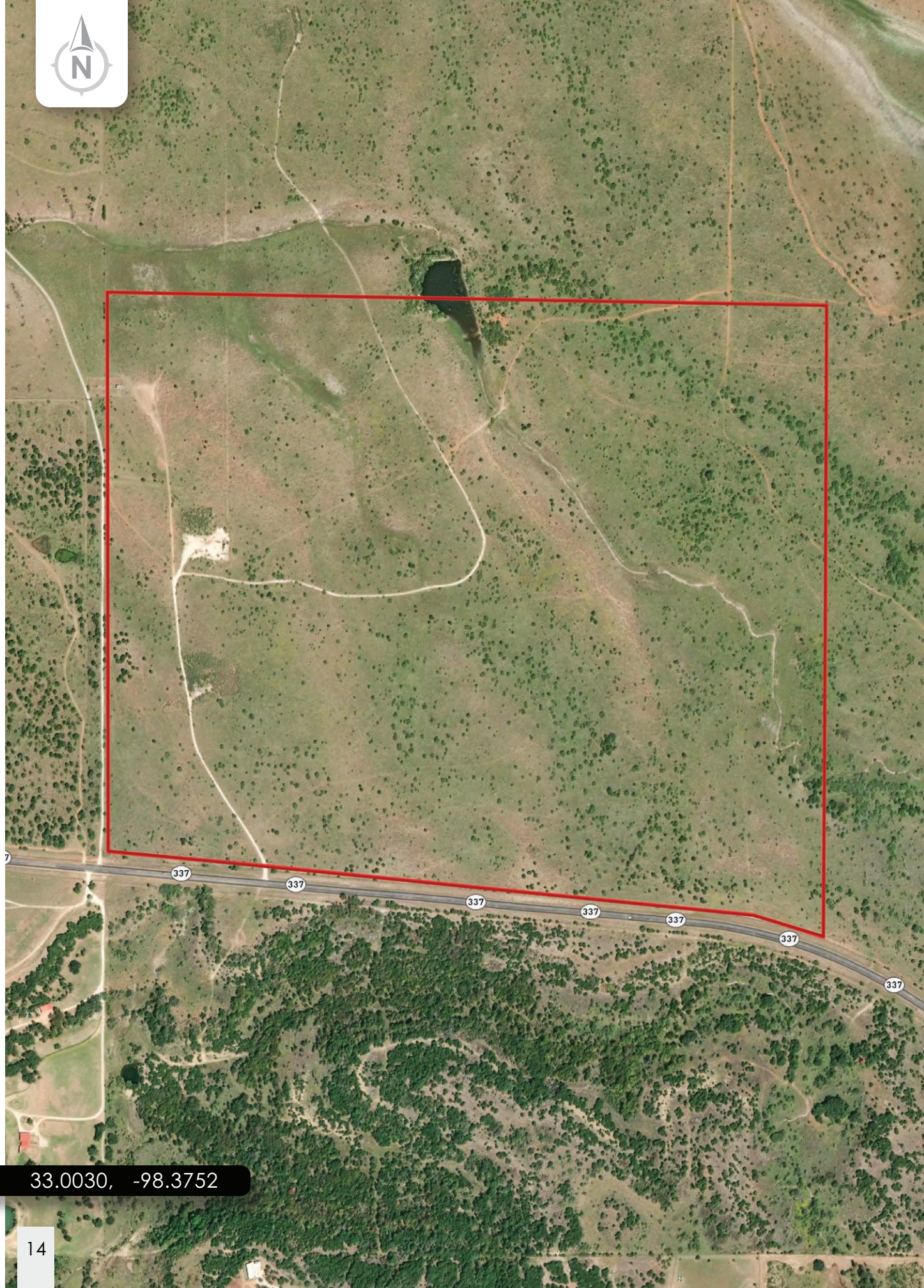
Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.



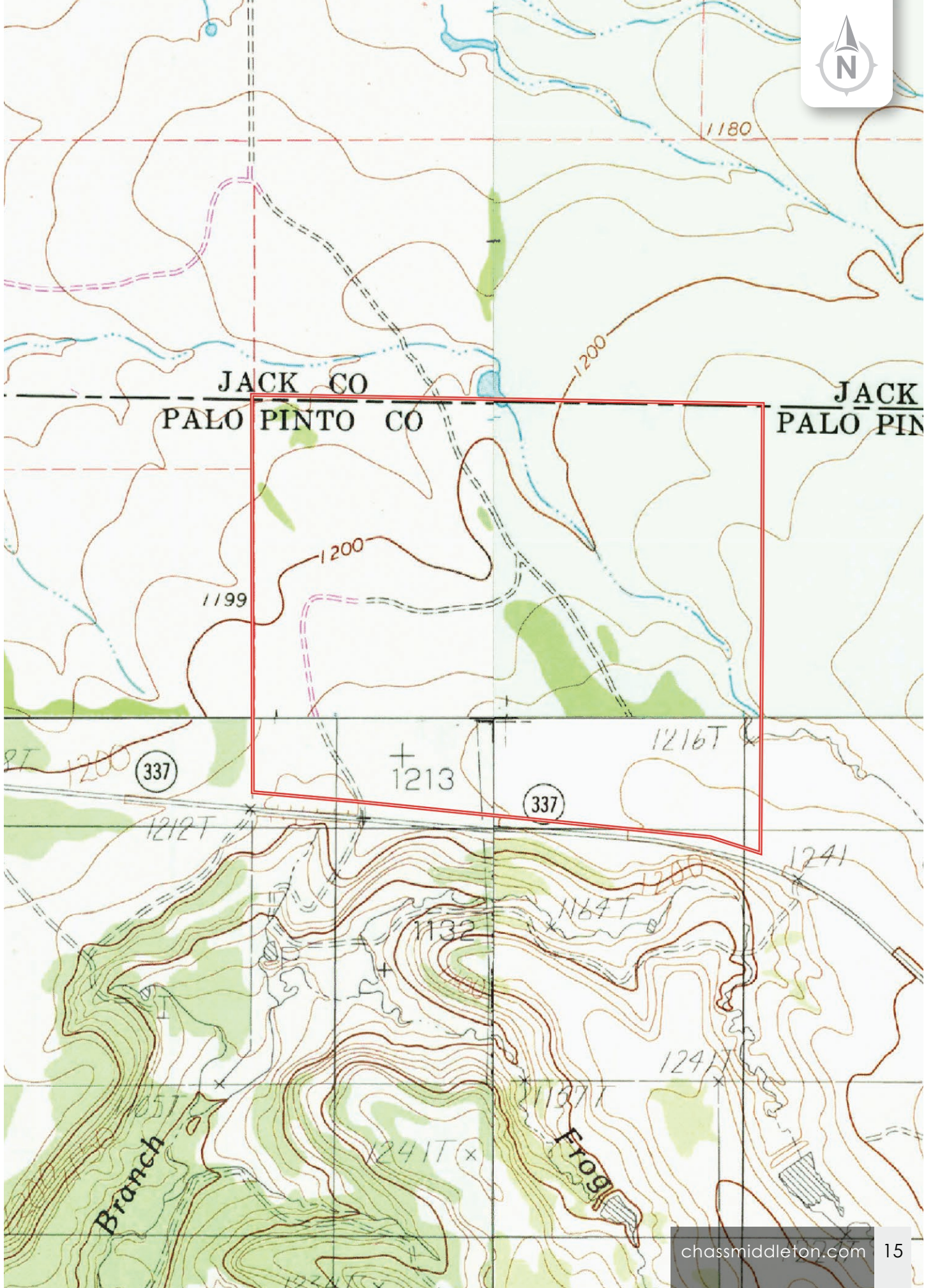




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33.0030, -98.3752



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