**490.3 Beautiful Acres**

**Millsap, Parker County, Texas**

LOCATION: 1122 Wilson Bend Road, Millsap, Texas 76066.

Distances – Weatherford, 16 miles; Mineral Wells, 9.8 miles; Fort Worth, 49 miles.

LAND / TERRAIN: Mostly level to sloping to high points with approx. 200 feet of elevation change. Many post oak, pecan, and mesquite trees, and some live oak, elm, and cedar as well. Wheat and coastal bermuda fields.

IMPROVEMENTS: Approximately 1890 square feet of living space, featuring 2 bedrooms, 2 baths, open concept, concrete floors, and a 945 square foot garage. Brick exterior and an enclosed porch with windows. Two covered carports / 2 sheds of 1,056 square feet.

WATER: North Rural Water Tap. Approx. 2 miles of Rock Creek winds through the property.

WILDLIFE: Deer, turkey, hogs, varmints, etc...

MINERALS: 368.312 net mineral acres (1/4 out on 130 acres, ½ out on 20 acres+/-).

Some control on all of the acreage. No production.

SCHOOL: Millsap ISD

PROPERTY TAXES: Estimated at $6,506.18 with ag exemption for 2025.

HISTORY: The community town of Millsap derives its name from Fuller Millsap, 1817-1873, one of the first settlers in Parker and Palo Pinto county, who constructed a log cabin in the 1850s on this property. The cabin was built on an Indian trail where three attacks occurred. Later it was used as a stagecoach stop.

COMMENTS: A very beautiful property with outstanding hunting habitat along with some wheat and coastal bermuda fields.

PRICE: $16,250.00 per acre or $7,967,570,00, no division or owner financing.

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