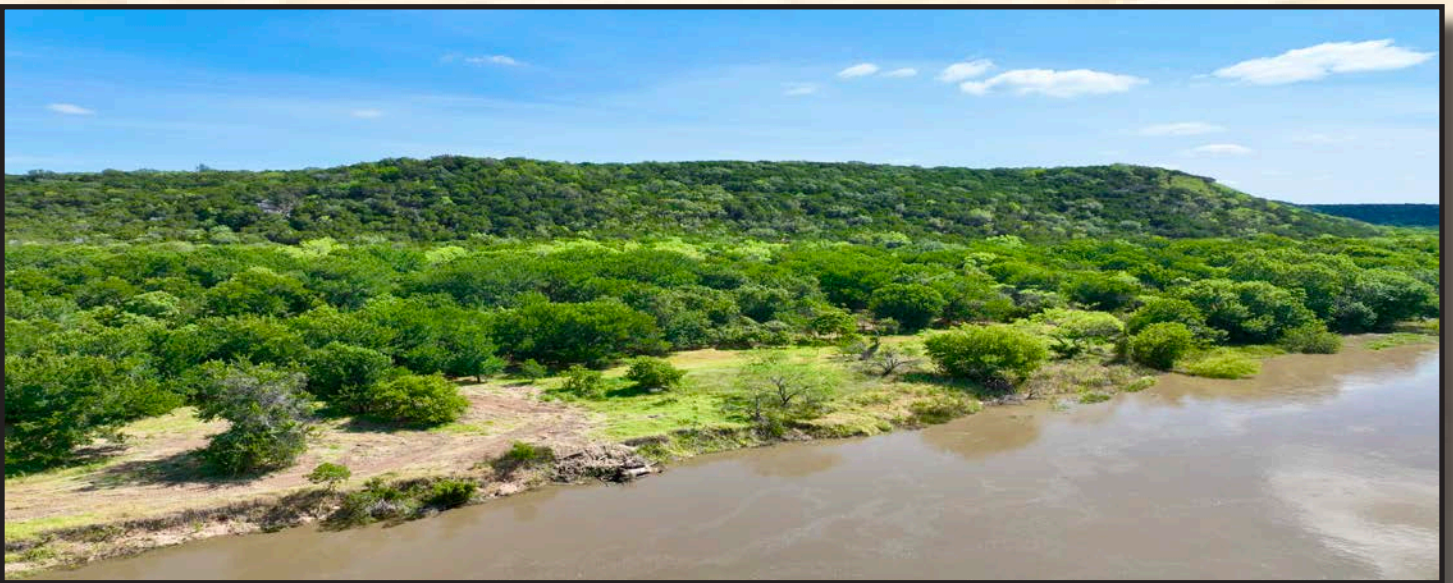


TBD Hwy 180, Palo Pinto Tx  
560.96+/- acres of Beautiful Property  
overlooking the Brazos River



Breathtaking Views



**Matt Milligan**

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TBD Hwy 180, Palo Pinto Tx 560.96+/- acres of  
Beautiful Property overlooking the Brazos River.  
\$6,002,347

Welcome to an extraordinary opportunity nestled in the heart of Palo Pinto County, a haven for outdoor enthusiasts and those seeking a captivating family ranch experience. This remarkable property spans approximately 560 acres, offering a vast expanse of natural beauty and recreational possibilities.

As you arrive, you'll be greeted by a charming 3-bedroom, 2-bath hunting lodge, providing a comfortable and inviting retreat amidst the rugged wilderness. Additionally, a second mobile home awaits, ensuring ample accommodation for guests to share in the magic of this serene escape.

One of the crown jewels of this property is its incredible connection to the Brazos River, where nature's beauty and adventure converge. Over 1,300 feet of stunning Brazos River frontage awaits, beckoning you to explore its tranquil waters. Whether you're an avid angler seeking the thrill of the catch or simply yearning to unwind with a leisurely fishing rod in hand, this river promises an experience that's both exhilarating and soothing. Cast your line and be prepared to reel in a variety of fish species, creating lasting memories against the backdrop of the gentle current.

The Brazos River isn't just a place for fishing—it's a realm of recreational opportunities waiting to be explored. Launch a canoe or kayak from your own riverfront and navigate the meandering waters, allowing the river's rhythm to guide your journey. The cool embrace of the water against the Texas sun is nothing short of rejuvenating.

Elevating the allure of this property, the riverfront provides a sanctuary for wildlife, painting an ever-changing tableau of natural wonders. Birdwatching becomes an art as graceful waterfowl take flight and melodious birdsongs fill the air. Marvel at the harmony between the flowing river and the untouched landscapes, where nature's symphony is ever-present.

The property's elevation changes of up to 400 feet reveal panoramic vistas that paint the horizon, a testament to the diverse topography that characterizes the land. Wandering through the terrain, you'll find yourself immersed in a tapestry of post oaks, live oaks, red oaks, and cedar trees. This lush tree cover not only adds an aesthetic charm but also creates a thriving habitat for an array of wildlife.

Modern comforts seamlessly blend with the untamed outdoors, as cooperative water and electric services have been thoughtfully extended to the homes. Interior roads traverse the property, ensuring convenient access to every corner of this sprawling estate.

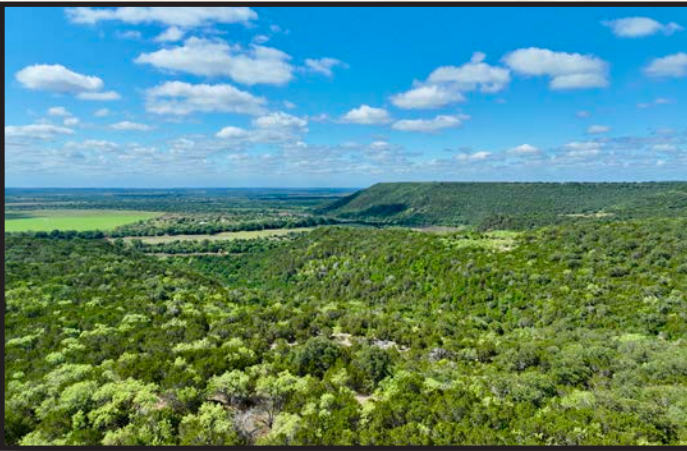
For those with a penchant for adventure, the property offers an array of recreational activities. Embark on exhilarating hikes through the rugged landscape, cast your line into the Brazos River's abundant waters, or set out on a thrilling hunt for deer, turkey, dove, and pigs.

Strategically located just 1 hour and 15 minutes west of Dallas-Fort Worth (DFW), this property is a testament to the harmonious coexistence of modern convenience and natural splendor. Whether you seek a serene retreat, a hunting and fishing paradise, or a captivating family ranch, this remarkable offering invites you to embrace a lifestyle where the great outdoors is your playground and sanctuary.

Don't miss the chance to own this extraordinary slice of Palo Pinto County – a canvas where your dreams of a rustic yet refined existence can truly come to life.



No Trespassing. Contact listing agent for a showing. All information in this advertisement & herein is considered reliable but not guaranteed. Buyer to verify all information in MLS, marketing or website including but not limited to schools, square footage, acres, taxes, easements & minerals.



TBD Hwy 180, Palo Pinto Tx

560.96 +/- Acres

3Bdrm 2 Bath 2410 sqft Ranch House/Hunting

Primary Bedroom 12x13, Separate Vanities

Bedroom 2, 10x13, Walk-in Closets

Bedroom 3, 10x13, Walk-in Closets

Bath 11x5 with Granite/Granite Type countertop, Separate Shower

Bath 2, 9x5 with built-in cabinets and Granite/Granite Type countertop

Kitchen 13x19, built in cabinets, eat-in kitchen, pantry

Utility Room 13x4, built in cabinets, separate utility room

Living Room 25x27

Interior Features:

Built-in Features

Eat-in Kitchen

High Speed Internet

Vaulted Ceiling(s)

Laundry Features:

Dryer-Electric Hook-up

In Utility Room

W/D Full Size W/D area

Washer Hook-up

Foundation: Block

Roof: Metal

Flooring: Laminate, Parquet

Fireplace (1): Insert, Wood Burning

Appliances: Disposal, Electric Cooktop, Washer

Patio & Porch Features: Covered, Deck, Rear Porch

Garage: No

Pool: No

Basement: No

Security Features: Smoke Detector(s)





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