**79.33 Acres of Sandy Soil**

**Dude Lane, Brock, Parker County, Texas**

LOCATION: From the entrance of the property, it is: 9 minutes south of Brock, twenty-seven

minutes west south/west of Weatherford, and fifty-two minutes to Fort Worth.

LAND: The soil is excellent for coastal bermuda production. Twenty-eight +/- acres in thick hardwood timber provides shelter for game and livestock, as well as multiple building sites for home(s). The balance is open level to gently rolling native grass terrain.

WATER: There are several small stock ponds and one solar powered water well (status unknown).

MINERALS: All the mineral rights owned will convey with the sale of the property. There are two old well sites on the property which appear to be nonfunctional.

TAXES: Estimated property taxes for 2024 are $141.68 with an agricultural exemption.

COMMENTS: The soil is excellent for coastal bermuda and the wooded area is scenic for building sites and game cover. The access to the property is via a 2,280+ feet deed strip of land and a access to the river is via another deeded strip of land.

PRICE: $1,983,250.00 or $25,000.00 per acre.

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