**42.8 Acres Raw Land**

**Graford, Palo Pinto County, Texas**

LOCATION: Approximately - 1433 Turpin Road, Graford, TX 76449, 1 hour and 15 minutes from downtown Fort Worth, 44 minutes from Weatherford, 23 minutes from Mineral Wells, 19 minutes from Possum Kingdom Lae, and 6 minutes from Graford.

LAND: The land is generally slightly rolling and mostly open to thicker areas of elm, live oak and mesquite trees. The primary soils are 55% Santo and Bunyan with 1% slopes, 36.4% Vashti loamy fine sand with 1-5% slopes.

IMPROVEMENTS: Exterior fences.

WATER: Two larger earthen stock ponds for livestock and wildlife. Flat Rock Branch traverses

through the northern portion of the property within the 100 year flood plain.

AGRICULTURAL USES: Livestock grazing.

RECREATIONAL ACTIVITIES: Fishing, hunting, horseback and atv riding.

MINERALS: Seller owns all the mineral rights and will convey all at closing and funding.

No existing production.

TAXES: Approximately $50.00 annually with agricultural exemption.

COMMENTS: An excellent place to get away from the city and relax with nature.

PRICE: $8,750.00 per acre, no owner financing or division.

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