



**Farmers
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A-20429

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LAND FOR SALE

346.977± Acres, Parker County, Texas

OFFERED AT
\$8,035,500

Highlights:

- Native prairie with rolling topography and long-distance views
- Four earthen stock tanks
- Two active water wells and two inactive water wells

For additional information, please contact:



Sawyer Breeding, Agent
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Property Information

Directions to Property:

9696 Cleburne Highway (SH 171), Weatherford, Texas 76087.

Legal Description: Contact agents for a complete legal description.

Property Description:

349.977 acres of native rangeland.

Farm Data:

Native Range - 342.477 acres

Gas Well Pads and Compressor - 3.23± acres

House, Shed, and Barn - 1.5 acres

Improvements:

2,177 +/- SF ranch style house with two bedrooms and one bath, porches and WBFP.

2025 Taxes:

R000073800 - 50.111 acres \$57.95

R000066618 - 190.786 acres \$220.59

R000061631 - 94.7 acres \$190.49

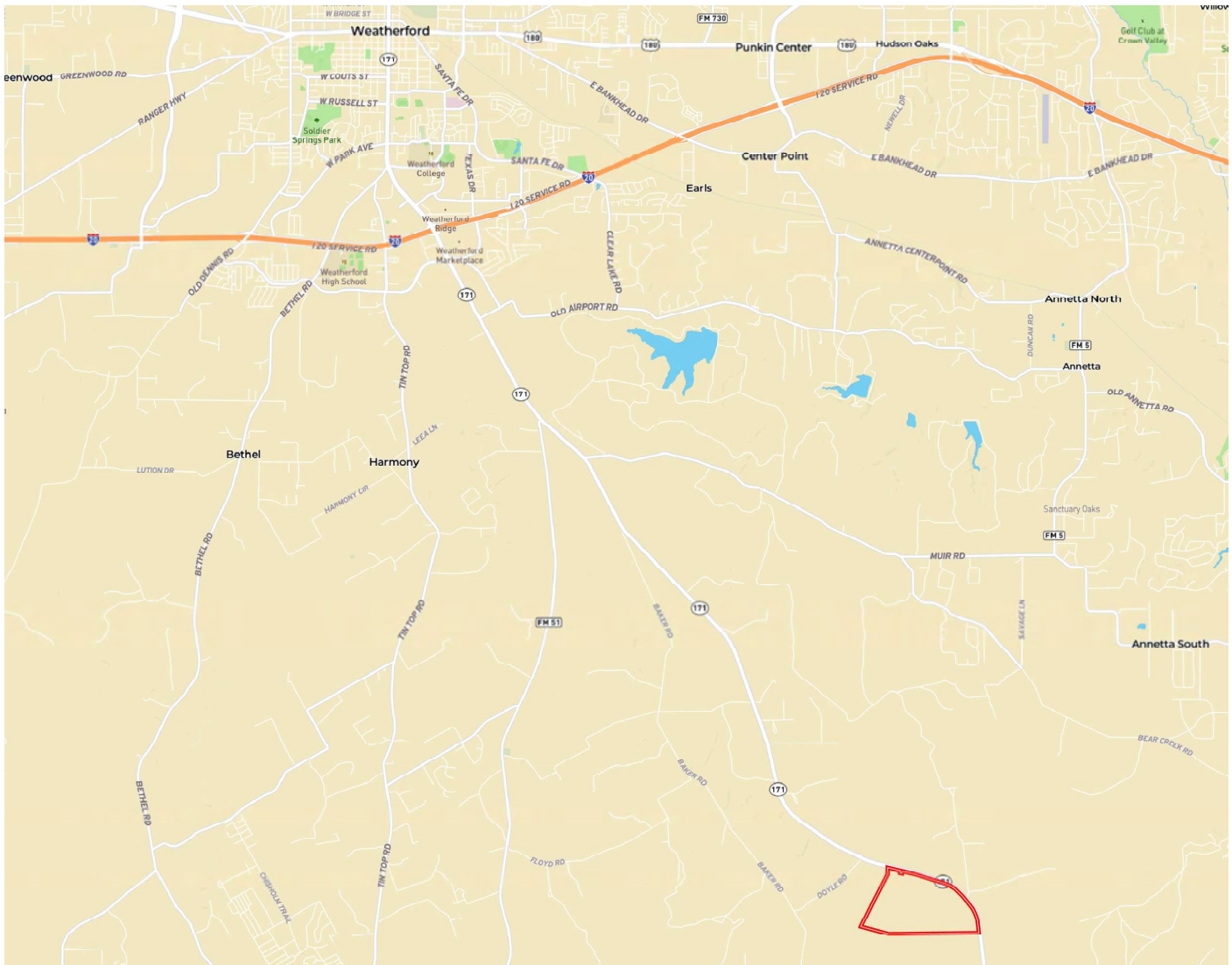
R000081522 - 1.0 acres and house \$3,430.46

R000081048 - 10.61 acres \$12.23

Price:

\$8,035,500

Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



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