



COUNTY LINE RANCH

1300 Clover Drive, Poolville, TX

40 Acres | \$1,180,000



Copyright 2023 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Craig Bowen

Broker Associate

craig@grandland.com

(512) 571-4305

PROPERTY DESCRIPTION

This 40-acre pasture is undeveloped with a series of nice ponds in the middle. Sandy loam soils produce good native and improved grasses. A beautiful hilltop with 360-degree views is the perfect homesite for a gentleman's farm, horse ranch, homestead, or weekend getaway less than an hour from Fort Worth.

The property is currently used for grazing, utilizing the fertile, well-drained sandy loam soils. With over 40 feet of elevation change, the wet weather creek in the middle of the property supports abundant Blackjack Oak, Post Oak, Elm, and Cottonwood trees, along with beneficial forbs like Croton and Maximilian Sunflower. The higher elevations support a range of native and improved grasses such as Little Bluestem, Gramas, King Ranch Bluestem, and Bermuda.

Previous owners constructed a dam that holds over an acre of water and could be expanded to a lake-sized recreational water feature. There is a beautiful homesite on the west side, which sports the highest elevations and largest trees on the property, sunset views, and privacy from the entrance.

Electricity available at the road, well and septic needed for residential use.

2023 taxes were approximately \$111.95

Copyright 2023 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC, by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Craig Bowen
Broker Associate
craig@grandland.com
(512) 571-4305



SCAN HERE TO VIEW MORE OF
THE COUNTY LINE RANCH

LOCATION

Parker County

10 miles to Springtown, 19 miles to Weatherford, 50 miles to Dallas- Fort Worth

DIRECTIONS

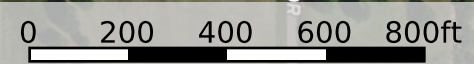
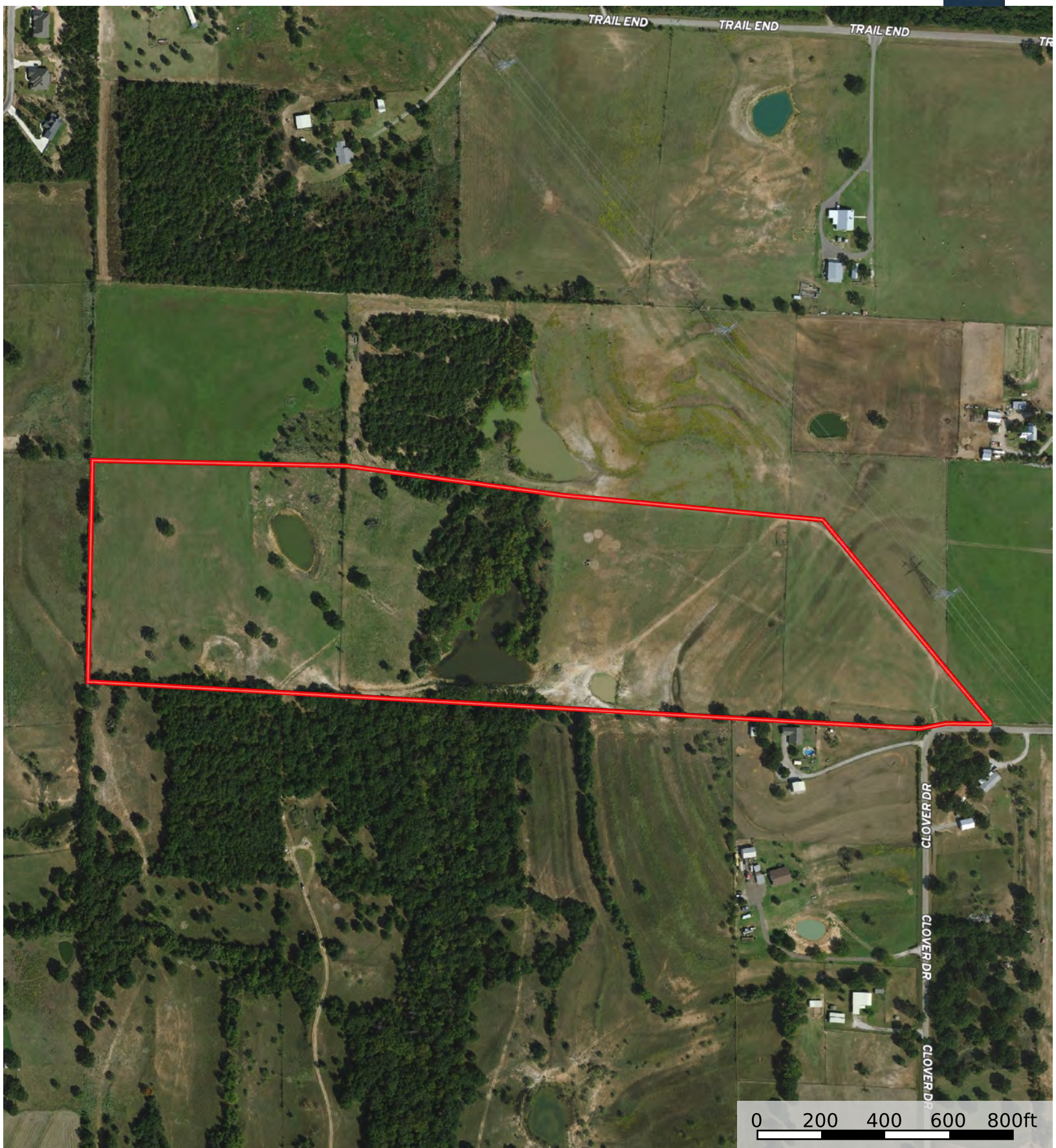
From Poolville, take SH 920 north to Poolville Cutoff Rd. Take a left on Clover Drive and follow to the entrance at the 180-degree right turn.

Copyright 2023 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Craig Bowen
Broker Associate
craig@grandland.com
(512) 571-4305





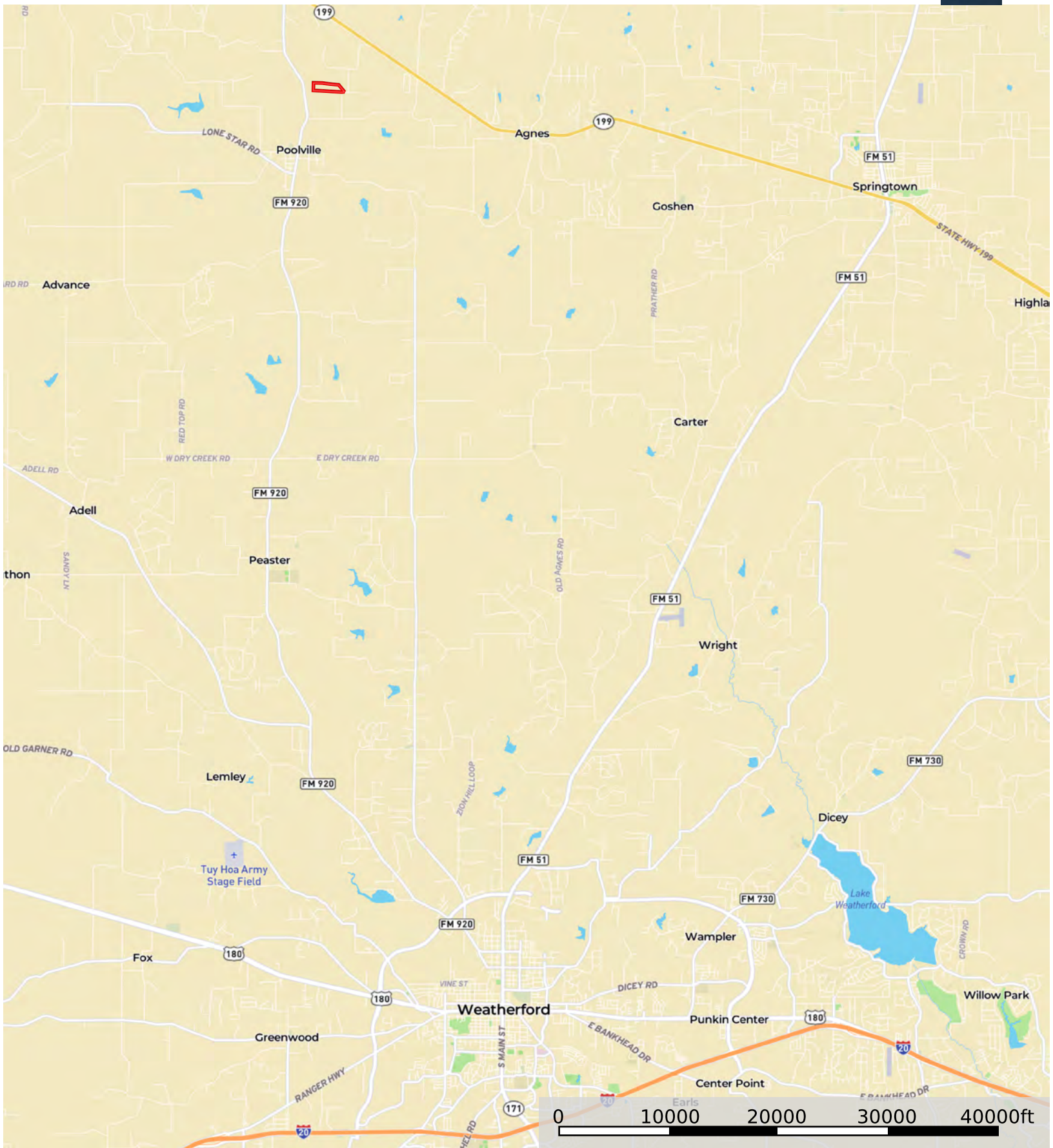
Boundary



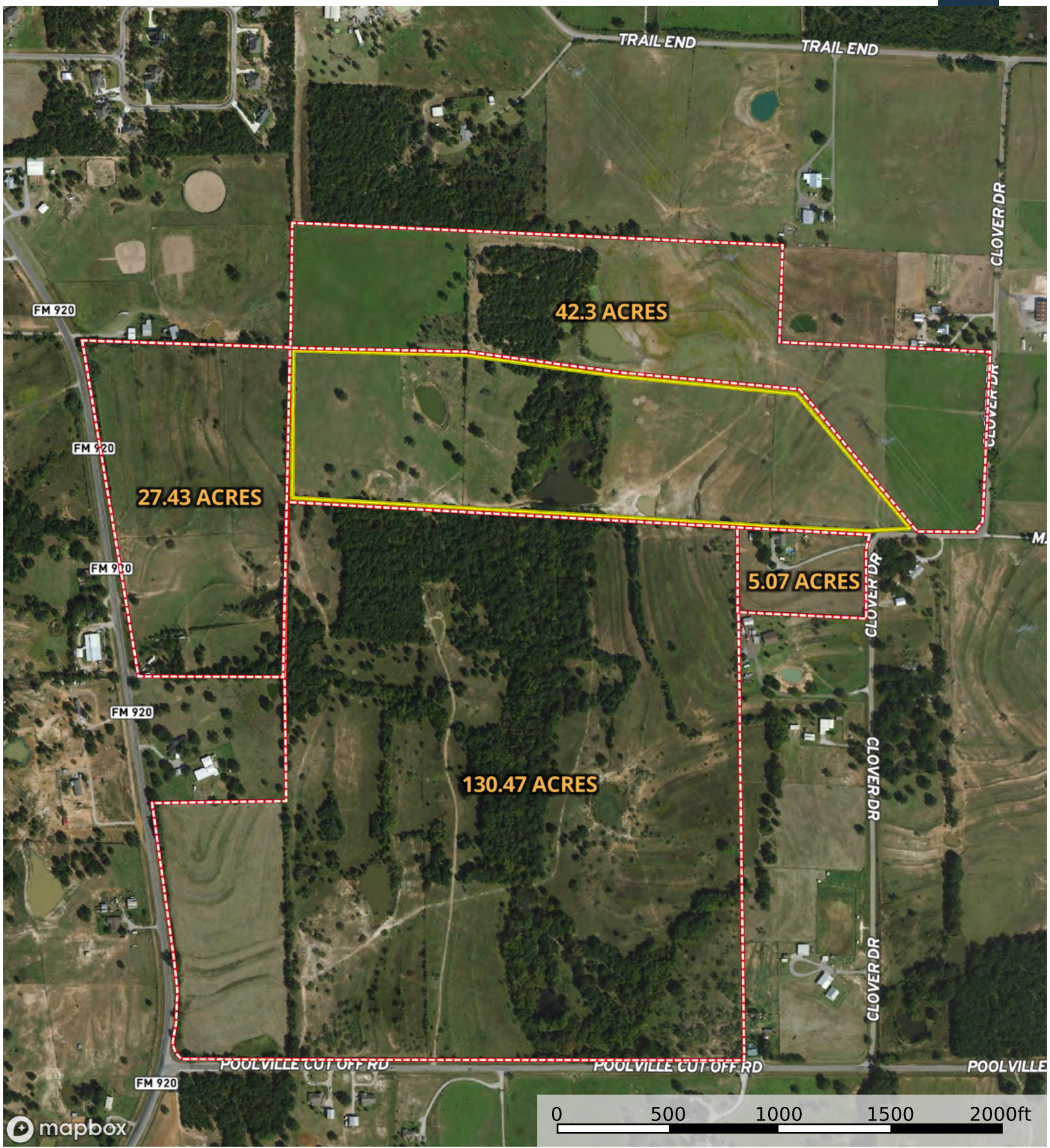
Boundary

1300 Clover Dr, Poolville, TX

Texas, AC +/-



Boundary



Boundary Boundary 1