

# 4416.58 AC ON THE BRAZOS RIVER

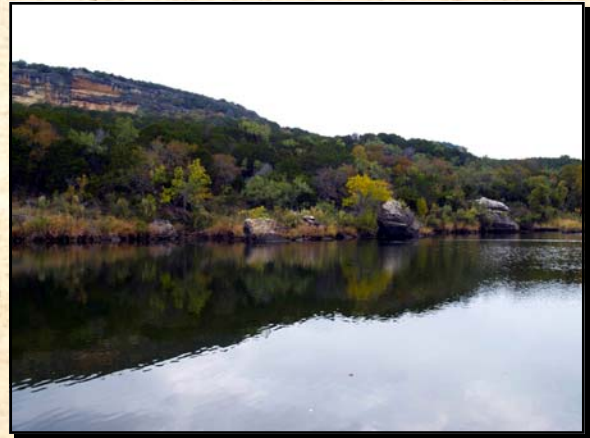
## Fortune Bend, Palo Pinto County, Texas



**8.5 Miles of beautiful Brazos River frontage.**



**Outstanding views and good hunting.**



**1.5 hours west of Fort Worth, \$7,500 per acre.**

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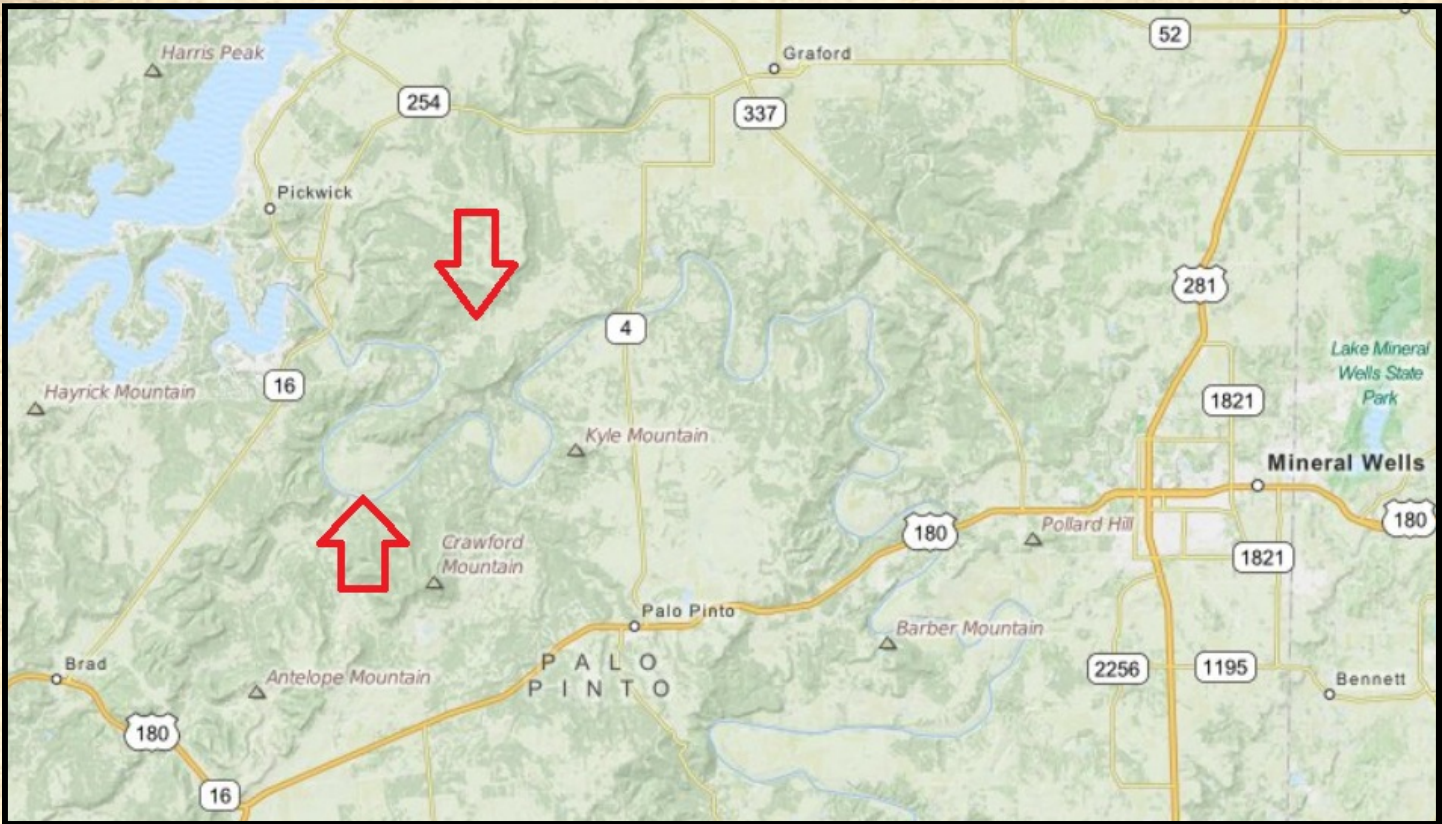
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### **4,416.58 ACRES on the BRAZOS RIVER Fortune Bend, Palo Pinto, Texas**

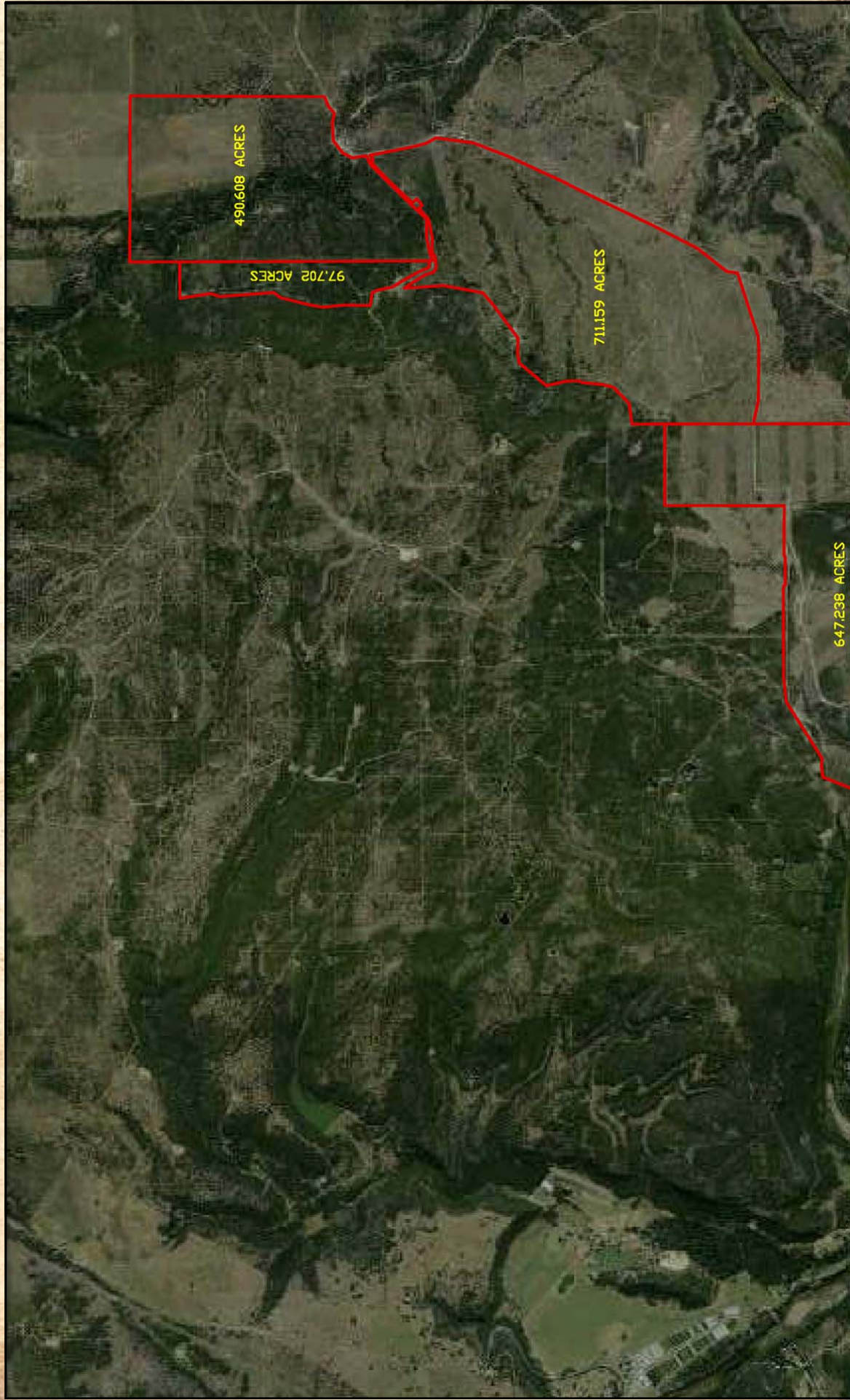
- LOCATION:** Approximately 1.5 hours west of Fort Worth and minutes north of Palo Pinto.
- TERRAIN:** Native rolling land with pecan, live oak, mesquite, and cedar. Beautiful majestic views and high sandstone river bluffs.
- IMPROVEMENTS:** A beautiful 3 bedroom 3 bath lodge overlooking the Brazos river and the huge sandstone bluffs. A small horse shed for horses.
- WATER:** The property lays in the tear drop of Fortune Bend with approximately 45,000 feet or 8.5 miles of Brazos River frontage. Ioni creek enters the Brazos river at the most southern tip of Fortune Bend where for years it has deposited large amounts of stone and gravel. This has resulted in a large natural stone and gravel dam that holds the water back which is deep and wide for miles. One water well.
- MINERALS:** All the minerals owned will be conveyed and believed to be approximately 1,305 net mineral acres or 29.58%.
- COMMENTS:** A unique property, very private, and prime hunting.
- PRICE:** \$ 7,500.00 per acre.

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490.608 ACRES

97.702 ACRES

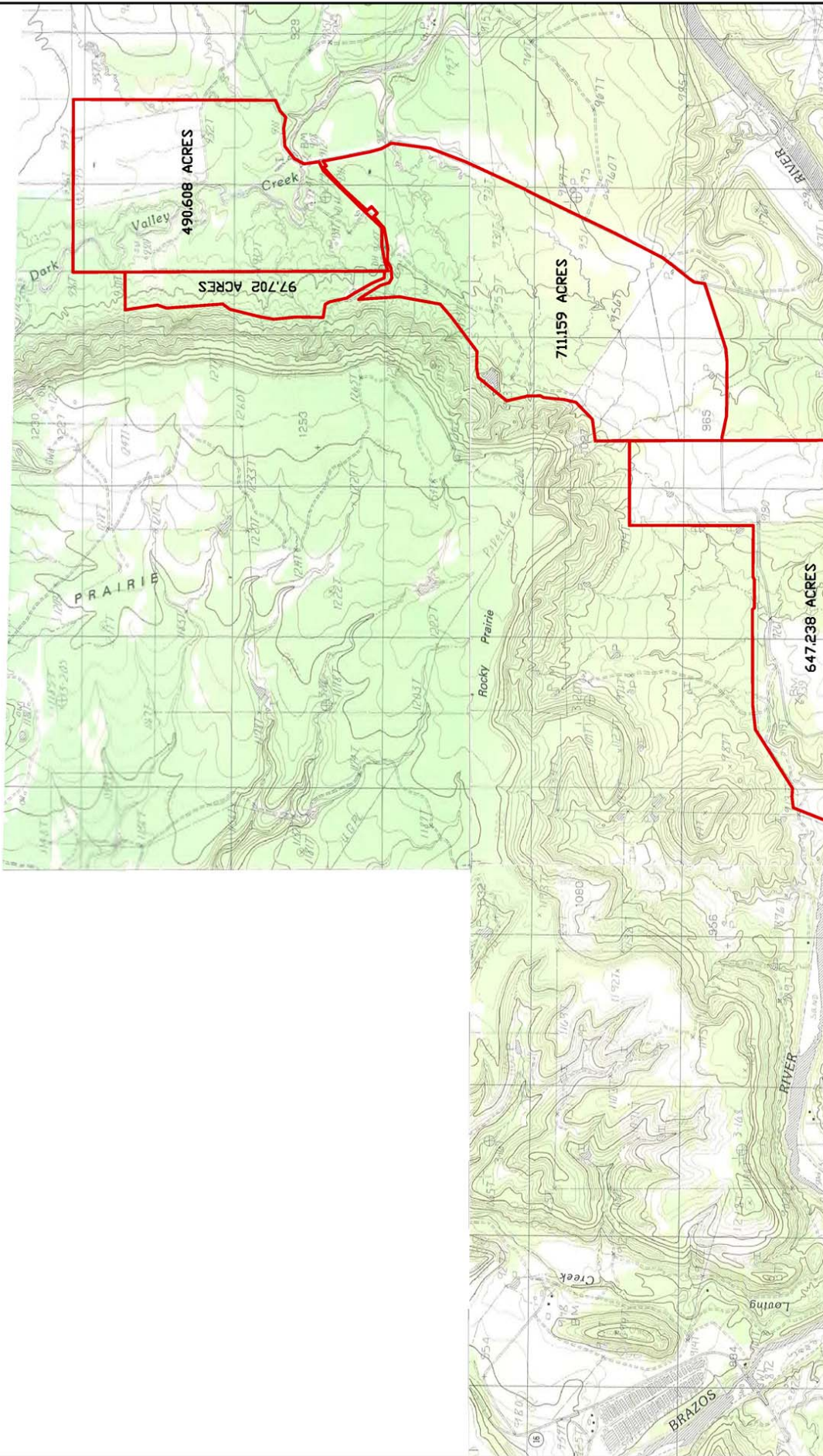
711.159 ACRES

647.238 ACRES

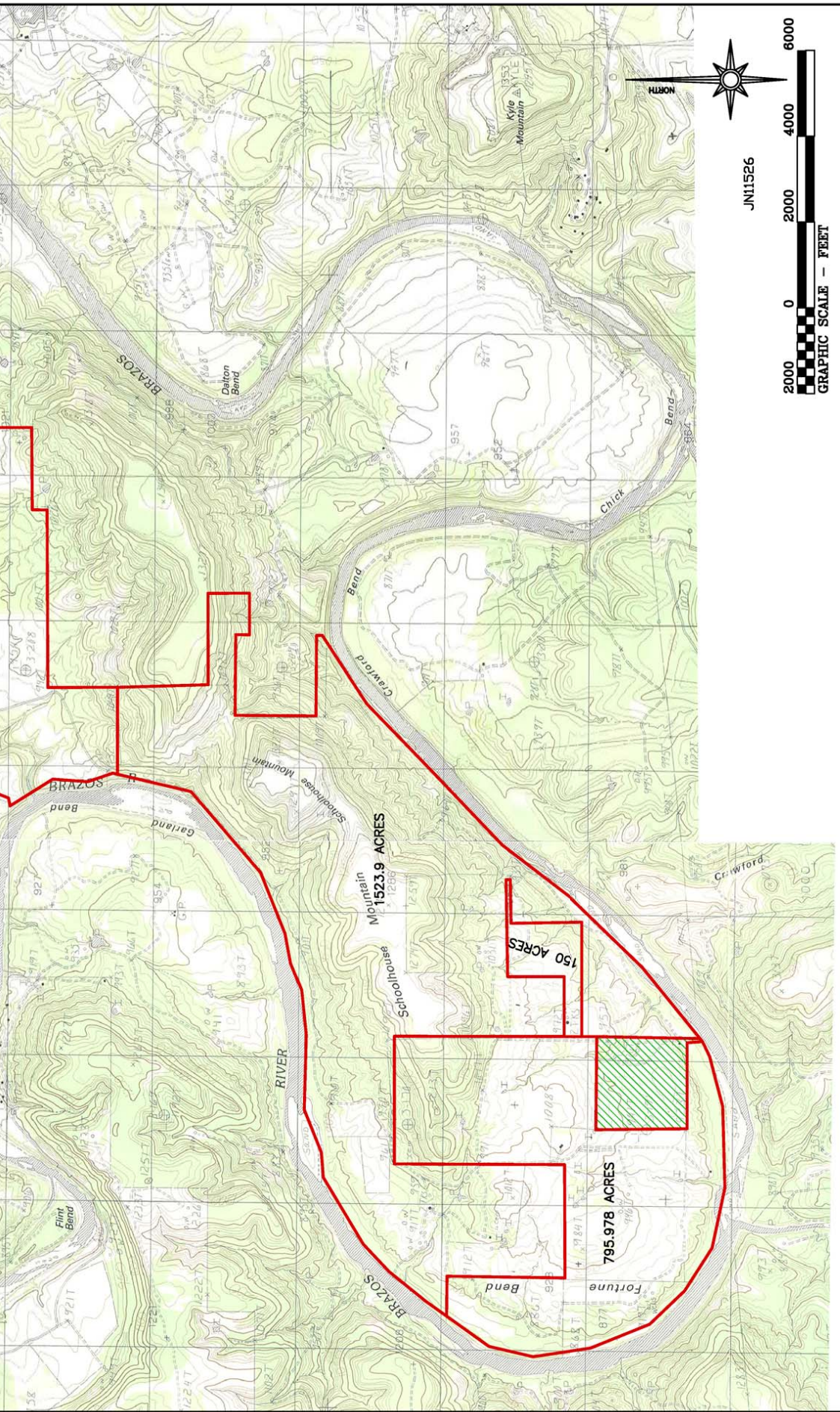












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