**117.86 Beautiful Acres**

**For Investment, Development, & Recreational**

**Calhoun Bend Rd & FM 730, Azle, Parker Co., Texas**

**LOCATION:** Approximately 6.3 miles south of Azle then west / right onto Calhoun Bend Rd. Then west and immediately on the north / right side is the southeast corner of the property. 10.6 miles north of Weatherford (US 180 / Fort Worth street) on FM 730.

**TERRAIN:** The native terrain is level, to gently rolling, to heavily rolling with native grasses and cover. The scenic tree cover includes live oak, post oak, red oak, elm, and cedar trees along with varieties of deer browse and wildflowers. Approximately 40% +/- is open.

**IMPROVEMENTS**: No improvements other than average fencing on most of it with new fencing near the southeast corner.

**WATER:** Two stock ponds (one is large with catfish and bass, and unusually clear)

in a scenic setting.

**GAME**: Deer tracks observed and excellent cover to support all kinds of wildlife.

**MINERALS:** 51% of the minerals owned and surface control will be conveyed with the property.

**COMMENTS:** Most of the property is very scenic and excellent for building sites or a development. The location is superb within minutes of Azle and US 199.

**RESTRICTIONS:** No mobile, no manufactured homes, no move-in homes, no wrecking or salvage yards, no commercial – swine, poultry, canine, dairy, or goat operations. No motorcycle parks or trails, and no commercial gun ranges.

**PRICE:** $1,266,995.00 ($10,750/acre).

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