

# BARBER MOUNTAIN RIVER RANCH

## 1,423 +/- AC | PALO PINTO COUNTY, TX

The opportunity to own premier Brazos River frontage is becoming increasingly rare, but the chance to own over 2.75 miles of frontage on the pristine banks of the Brazos River land in Palo Pinto County is something that must be recognized for its uniqueness. Barber Mountain Brazos Ranch is a special offering that combines the incredible fertile land of the Brazos river valley with the breathtaking country of the Palo Pinto mountain ranges that so many have come to love. Located just minutes from Mineral Wells, TX and easily accessible from interstate-20, this ranch is a true live water showplace.

**Location:** Barber Mountain River Ranch is located on Pleasant Valley Rd, 1 hour 45 minutes from Dallas, and 1 hour 15 minutes from Fort Worth. The property has frontage on both sides of Pleasant Valley Rd at the eastern end of Village Bend just south of Mineral Wells and Oaks Crossing on the river.

**Land:** The ranch is 1,423 +/- AC per a survey completed in approximately 2008. Seeing as the property has a large amount of river frontage, the total AC is subject to change depending on the level and flow of the river at that specific time. The ranch features an excellent mixture of improved pasture and native pasture, a heavily wooded area consisting of various oaks, elms, cedar, and some mesquite, as well as some rockier high ground on Barber Mountain. There is a wide variety of soil types on the ranch, however majority of the soils are variations of some type of sandy loam. The property is currently being used for agricultural and recreational purposes; the sellers are currently running cattle on the ranch. There is an agricultural exemption in place on the property.

**Improvements:** The property has perimeter fencing and cross fencing. There are two residences on the property. The main residence is an old rock house that has been completely remodeled featuring three bedrooms with beautiful views over the pastures and stock tanks. Near the main house are two barns that are primarily used for livestock, tractor and implement storage. There is a set of working pens on the property, located next to the barns. Several traps and stalls are attached to the pens and barns as well. All of the improvements have water to them.

**Water:** The water on this property is exceptional. The most impressive water feature on the property is the frontage on the Brazos River. The property features over 2.75 miles of frontage on the banks of the Brazos River. Some of the frontage is a high bank and some of the property is low bank with easy access to the beach front along the river. There are a total of 11 stock tanks or ponds on the south side of the property (south side of Pleasant Valley Rd) and 4 stock tanks or ponds on the north side of Pleasant Valley Rd. In addition to the stock tanks, there are 3 larger ponds or lakes on the property varying in size from approximately 1.85 AC, 2 AC, and 6.3 AC. There are several small tributary draws that flow toward the Brazos River along the banks.

In addition to the surface water and frontage on the river, Palo Pinto WSC services the area and has a water line running from Pleasant Valley Rd to the main residence. The property also features two water wells.

**Terrain/Topography:** The elevation on the property ranges from approximately 1,097 +/- feet above sea level at the highest point of the property is on the north side of Pleasant Valley Rd. located on a named mountain known as Barber Mountain. The lowest point of the property is approximately 781 +/- feet above sea level on the southern border of the property along the banks of the Brazos.

**Recreation/Hunting:** Recreational opportunities are abundant through the property. Hunting on the ranch includes whitetail deer, Ferrell hogs, dove, duck, and turkey. Great fishing can be had in any of the stock tanks as well as along the banks of the Brazos River.

**Minerals:** There is some oil and gas production on the property. Contact listing broker for more detailed information on the minerals.

This ranch is being offered For Sale and is Exclusively Listed by Harlan Ray & David Burgher of Briggs Freeman Sotheby's International Realty.

Buyers Broker must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If the condition is not met, fee participation will be at sole discretion of the Listing Broker. Prospects may be required to provide proof of funds prior to scheduling a showing.

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