

354 Acres, Jack County

Introducing Rafter T River Ranch!
Located just 70 miles from Fort Worth this magnificent 354-acre ranch features picturesque views, nice elevation changes, gorgeous trees & nearly 1 mile of the West Fork of the Trinity River traversing through the property! Having been in same family since the 1970s this expansive property has endless recreational opportunities, is a retreat from the city & a paradise for fishing, hunting, farming and cattle! There are a total of 11 ponds (several stocked) and a variety of game including whitetail deer, turkey, dove, duck & hogs. The property is fully fenced & cross fenced. Rafter T River Ranch also boasts a 50x30 barn with concrete floors & electricity along with cattle pens. The covered RV parking is complete with two 50-amp plugs, septic, well & an enclosed patio area for outdoor relaxation. Several wonderful build site options! Properties with live water so close to DFW are a rare find. Do not miss your chance to buy a piece of Texas history!



\$3,250,000

Karen Lenz, Broker

325-668-3604

karen@trinityranchland.com

www.trinityranchland.com

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Jack
- Schools – Jacksboro ISD
- Surface Water – 11 Tanks/Ponds & Trinity River
- Water Well – 1
- Soil Type – Sandy Loam, Rocky/Shale, & Clay
- Terrain – Strong Elevation Changes w/ Level Fields
- Hunting – Whitetail, Hogs, Turkey, Dove, Duck & Quail
- Ag Exempt – Yes
- Taxes – \$1,273
- Price Per Acre – \$ 9,181
- Price – \$ 3,250,000
- MLS – 20611125



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