

RS# 55230 - 206 ac Cement Mountain Rd, Bryson TX  
TBD Cement Mountain Rd  
Bryson, TX 76427

**\$2,060,000**  
206± Acres  
Jack County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



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**Bryson, TX / Jack County**

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**SUMMARY**

**Address**

TBD Cement Mountain Rd

**City, State Zip**

Bryson, TX 76427

**County**

Jack County

**Type**

Ranches, Hunting Land, Farms

**Latitude / Longitude**

33.119194 / -98.413888

**Acreage**

206

**Price**

\$2,060,000

**Property Website**

<https://www.mossyoakproperties.com/property/rs-55230-206-ac-cement-mountain-rd-bryson-tx-jack-texas/55230/>



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**PROPERTY DESCRIPTION**

LARGE PRICE IMPROVEMENT!! OWNER FINANCING IS AVAILABLE!!

For more information regarding this listing please contact Matt McLemore at [940-781-8475](tel:940-781-8475) at the McLemore Realty Group office.

Situated in beautiful Jack County south of Bryson, Texas, The Rhodes Ranch has approx. 206 acres. Well maintained gravel roads provide great access to the property as well as throughout the property. There are approx 47 ac of cleared land for food plots, cultivation, improved grasses etc. The Rhodes terrain offers diversity to the owner, with its variety of bottoms, great timber and elevation changes. Board Creek runs through much of the ranch, and there is a nice crossing to access the entire ranch. Hunting is abundant with whitetail deer, turkey, hogs, varmints. There are 4 ponds on the property that offer good duck and waterfowl habitat as well as fishing. Obtaining water wells in the area is common. There is a small set of pens and overhang at the front of the property for the livestock operator. The seller is willing to owner finance the property. Seller does not own any minerals to the property.

LOCATION: TBD Cement Mountain Rd, Bryson TX, Jack County ENTRY GPS: 33.119194,-98.413888 PROPERTY ENTRANCE GPS: 33.1171,-98.4038

WATER: 4 ponds and Board Tree Creek meanders across the property

UTILITIES: water wells in the area between 200 to 320 ft deep with gpm's from 5 to 17

WILDLIFE: whitetail deer, hogs, turkey

MINERALS: NONE OWNED

VEGETATION: assorted hardwoods, native grasses

TERRAIN: 90 ft +/- elevation changes

SOILS: sandy loam

TAXES: AG exempt

IMPROVEMENTS:

CURRENT USE: grazing, farming and hunting

POTENTIAL USE: grazing, farming, hunting and residential

FENCING: barbed wire

ACCESS: off Cement Mountain Road

EASEMENTS: pipelines

LEASES: NONE

SHOWINGS: contact Matt McLemore [940-781-8475](tel:940-781-8475) for more information and to schedule showings. Listing agent must be present at all showings.

DISCLAIMER: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of



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Texas. Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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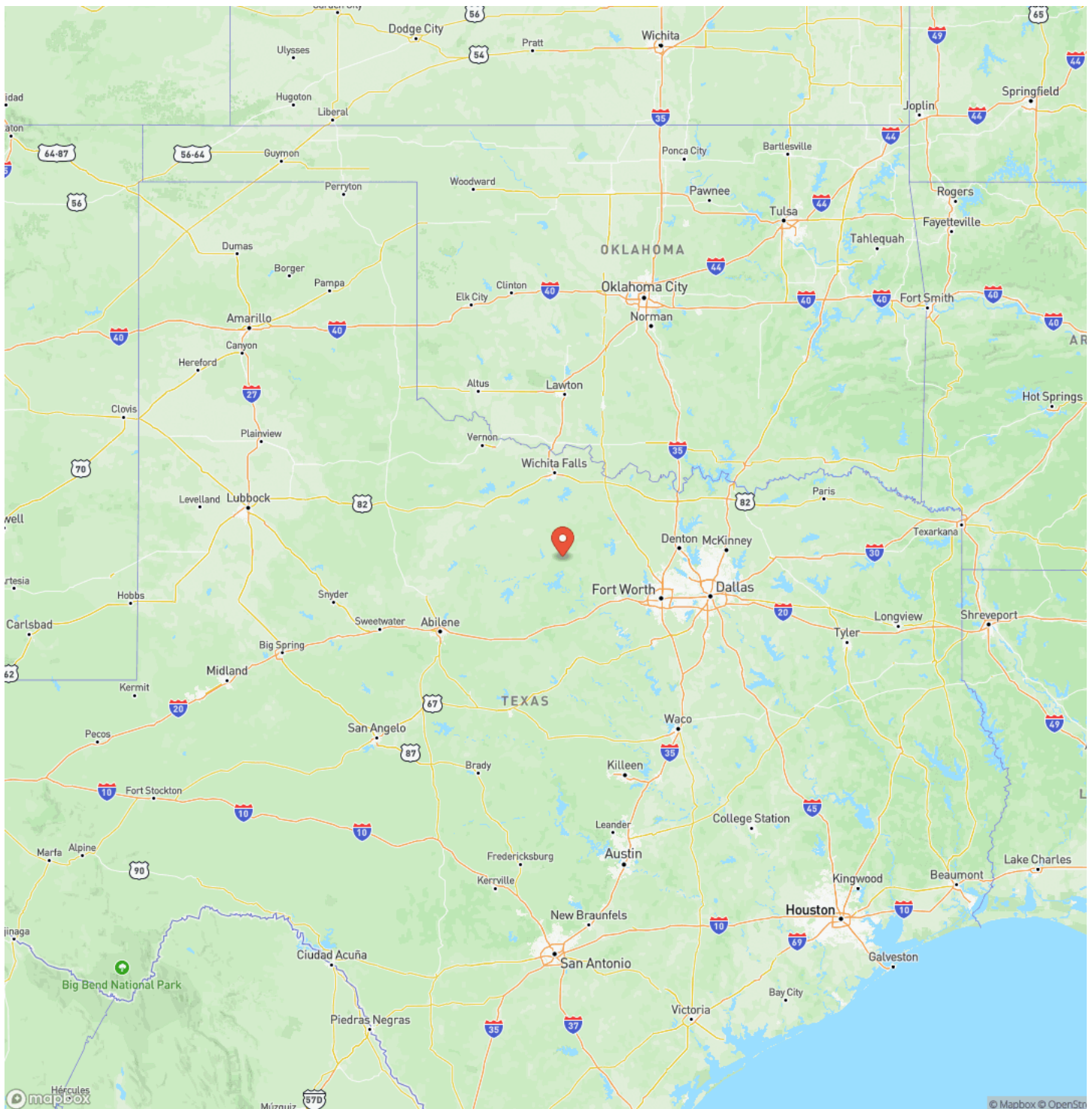


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## Locator Map



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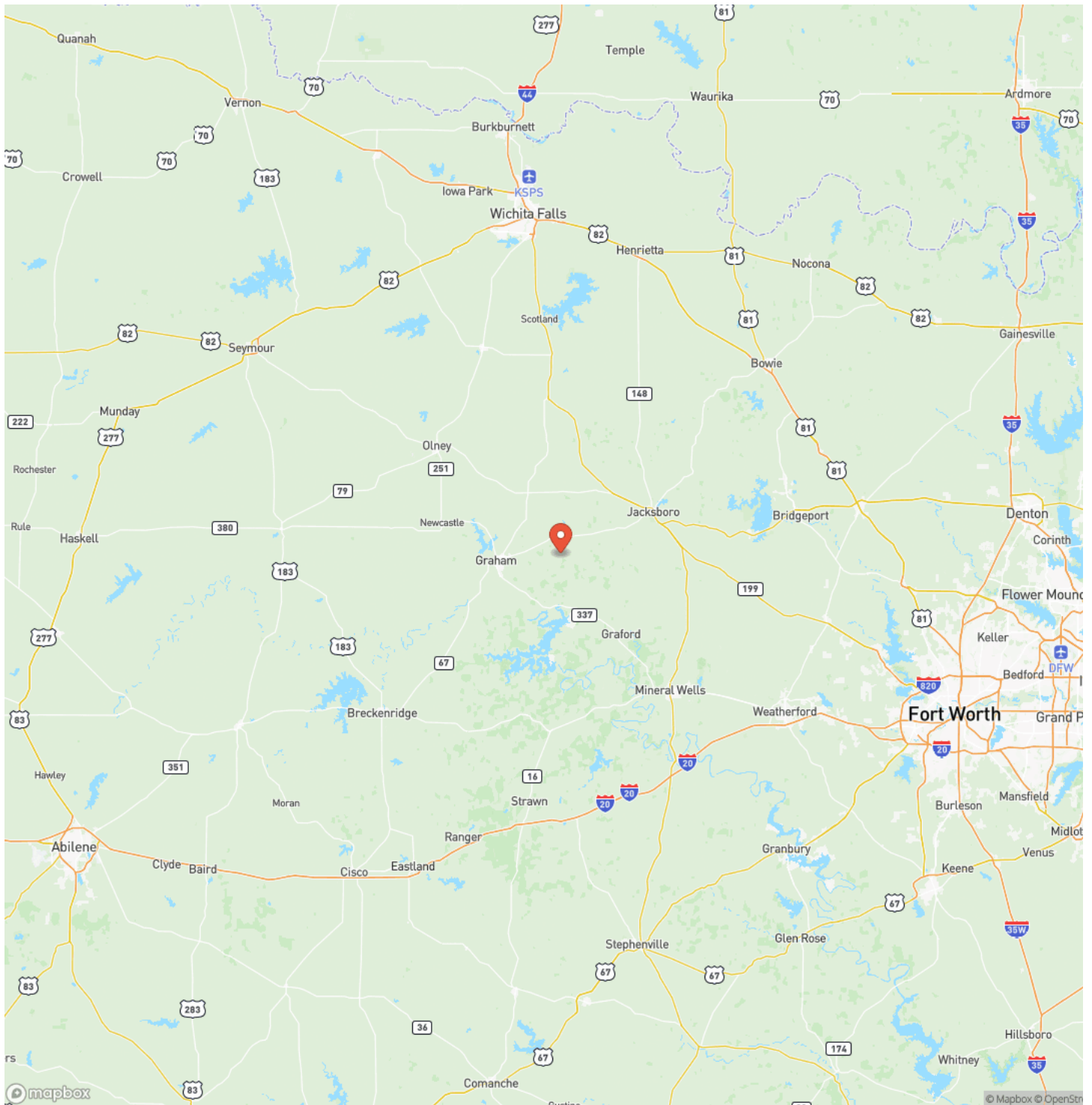
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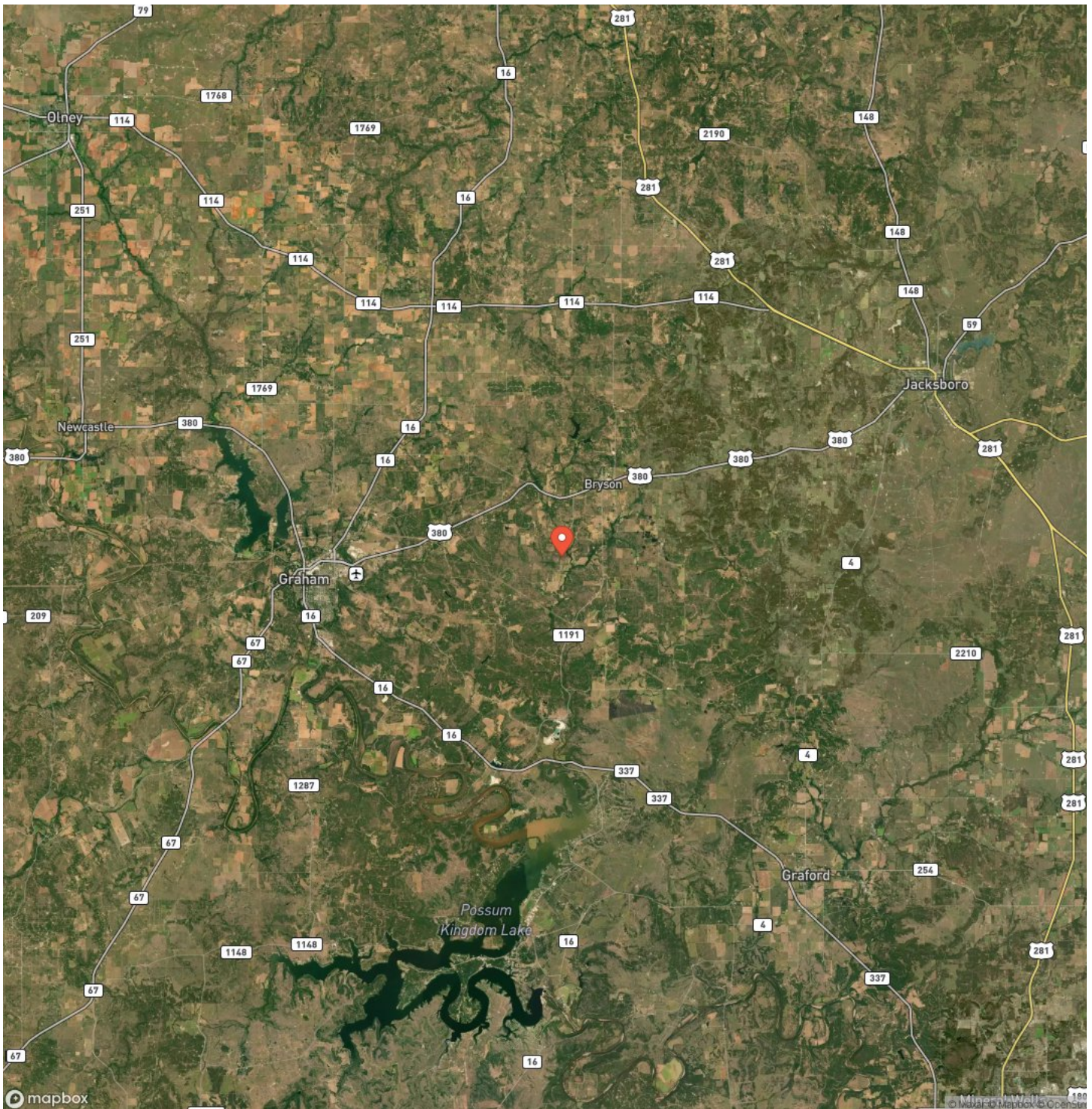
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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Matt McLemore

## Mobile

(940) 781-8475

## Office

(940) 574-4888

## Email

mmclemore@mossyoakproperties.com

**Address**

111 S Center St

## City / State / Zip

Archer City, TX 76351

## NOTES

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties of Texas**

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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