

Bryson 120, Jack County
3300 FM 1191 S
Bryson, TX 76427

\$962,495
120.250± Acres
Jack County



Bryson 120, Jack County
Bryson, TX / Jack County

SUMMARY

Address

3300 FM 1191 S

City, State Zip

Bryson, TX 76427

County

Jack County

Type

Ranches, Hunting Land, Undeveloped Land, Recreational Land,
Horse Property, Single Family, Residential Property

Latitude / Longitude

33.11788 / -98.39018

Dwelling Square Feet

0.1

Bedrooms / Bathrooms

1 / 1

Acreage

120.250

Price

\$962,495

Property Website

<https://greatplainslandcompany.com/detail/bryson-120-jack-county-jack-texas/80938/>



PROPERTY DESCRIPTION

This 120.25 acre property is the perfect location for those who love outdoor activities and desire to escape the city life. Situated in the middle of several large lakes and in excellent hunting region, this property is the ideal getaway location for your primary or secondary home.

The 120.25 acres has had extensive work and clearing of trees to open up the landscape and create a diverse property with beautiful scenery, wildlife and natural habitat. Scenic ponds are found on the property along Board Tree Creek. Cleared brush and yearly rainfall of 32 inches has yielded lush pastures of grass and vegetation, excellent for livestock including cattle, horses or sheep. Hunting includes excellent free range deer, turkey, pigs and small game. Known for its history of early settler battles, the area is active with searches for arrowheads, pottery and artifacts from both Indians and settlers. The sellers have found historic items on this property.

Paved county road access brings you to the gated entrance so no need for long, gravel, dirt or cliché drives. Take advantage of the several scenic areas of the property to build your dream home or getaway residence. Utilize the fence improvements for livestock or take advantage of the excellent hunting in the region.

General Information:

The property is located 3 miles south of Bryson, TX along FM 1191 in Jack, County. The property is 16 miles east of Graham, 84 miles west of Ft Worth and 60 miles south of Wichita Falls. Nearby lakes are Possom Kingdom Lake, just 22 miles south, Lake Graham, 17 miles west and Lake Bridgeport, 38 miles east.

Accessibility:

Paved FM 1191 takes you to the entrance of the property. The property is bordered on the north, west and south sides by private property.

Forage:

Excellent grass, dense vegetation, acorns, pecans and shrubbery are found.

Water:

Natural fed ponds located on the eastern and western portions. Board Tree Creek traverses the property with spring and summer water. Annual rainfall of 32 inches is normal for the area.

Cover:

Dense areas include oak, juniper, pecan, mesquite and hardwoods. Terrain is varied from 1100-1200 feet of elevation.

Improvements:

5 strand barbed wire fencing is currently found surrounding the property with exception of the newly surveyed boundary along the southern border of the property. A southern fence is open for discussion unless buyers desire purchase of the south 42 acres and improvements.

Utilization:

This property is ideal for multi use, including residency, ranch and hunting. The location affords easy access for boating, fishing and recreational water activities.

Minerals:

Seller does not own mineral rights and does not convey mineral rights

Survey:

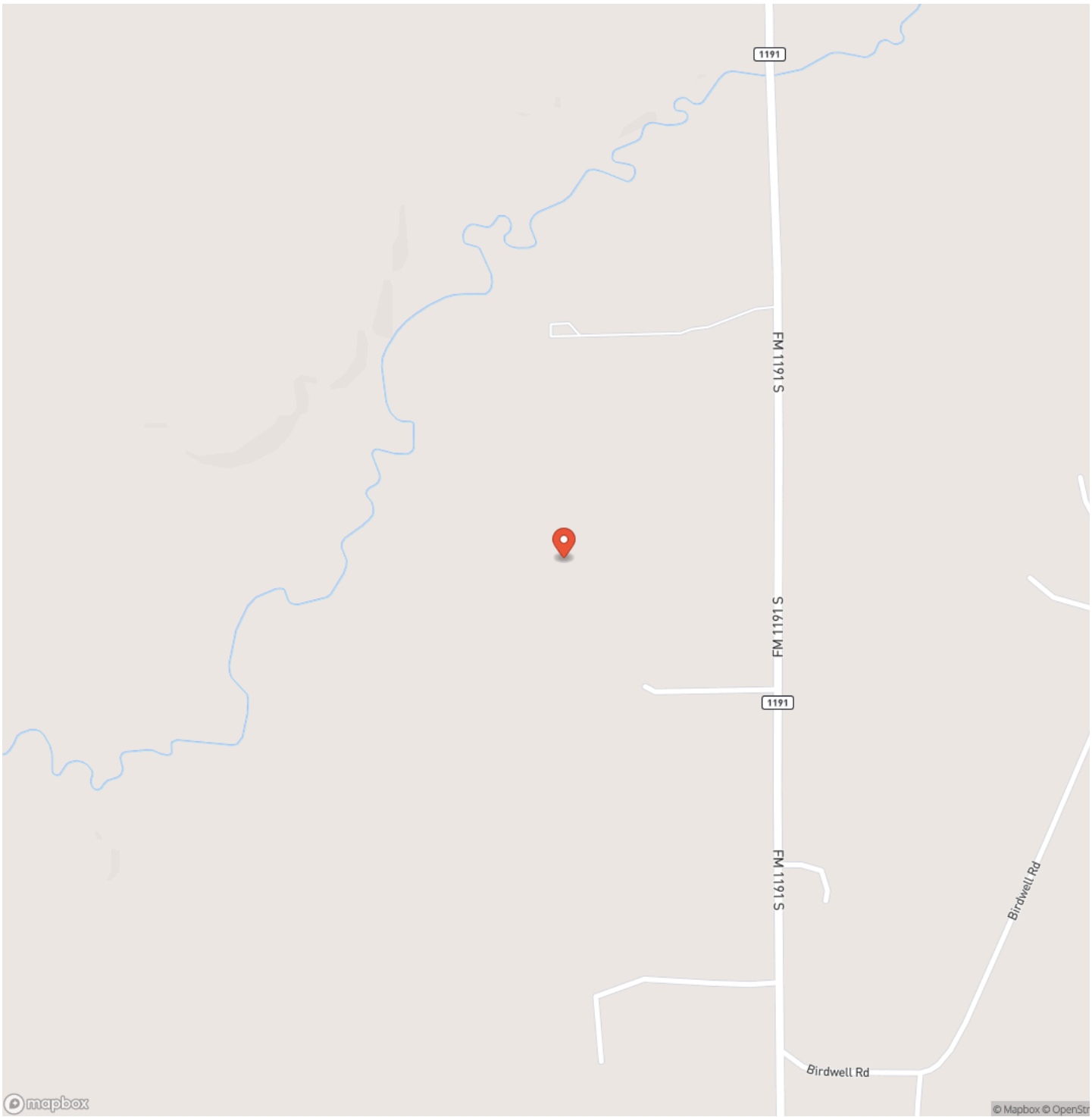
Survey is in hand and can be provided upon agreed contract.



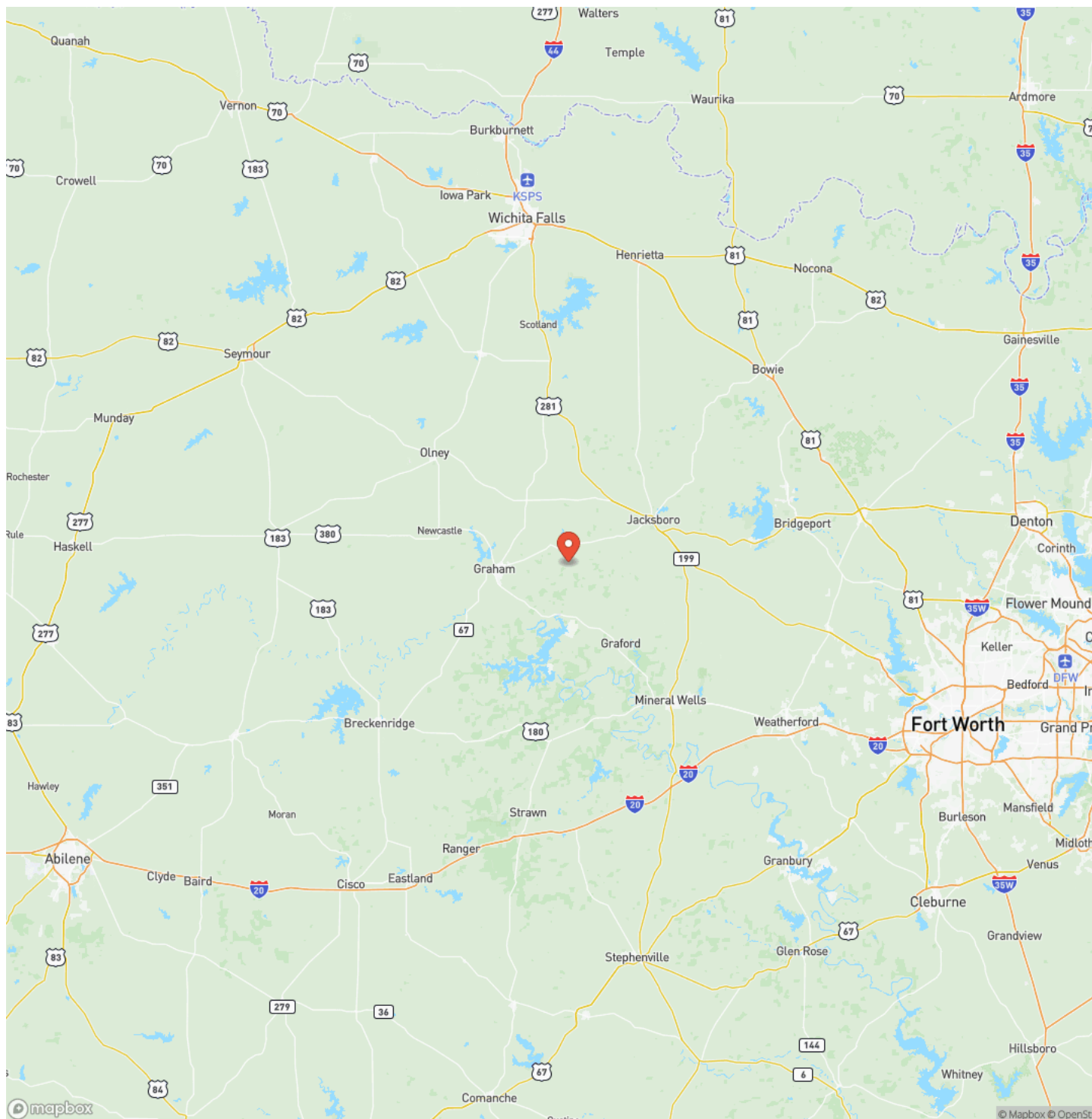
Bryson 120, Jack County
Bryson, TX / Jack County



Locator Map



Locator Map



Satellite Map



**Bryson 120, Jack County
Bryson, TX / Jack County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Shane Biggers

Mobile

(806) 584-3812

Email

shane@greatplains.land

Address

2919 S Georgia St

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

greatplainslandcompany.com

This image shows a full page of a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Boundaries shown are approximates and are not meant to supercede any survey or actual property boundaries.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com
