

VALHALLA RANCH

150+/- ACRES

BRYSON, TEXAS - JACK CO

LOCATION: Located 13+/- miles west of Jacksboro and 5 minutes south of the town of Bryson. Also, Possum Kingdom Lake is within 20 minutes and Fort Worth is only 75+/- miles away.

ADDRESS: 400 Schwartz Lane, Bryson, TX 76427.

ACCESS: Good access to the ranch with over 1/2 mile of frontage on Coley Ln and 1858 feet of frontage on Berry Dairy Rd.

DIRECTIONS: From Jacksboro: Travel west on Highway 380 for approximately 13 miles, in Bryson turn left on Depot St (FM 1191), continue 3.4 miles, turn left on Birdwell Rd, right on Coley Ln and left on Berry Dairy Rd...property starts on the right and main entrance will be on the right within 1/4 of a mile.

TERRAIN: The front 1/3 of the property offers level to rolling terrain, along with coastal pastures and native pecan orchard, but the back 2/3 of the property has elevation change with lots of tree cover.

VEGETATION: Tree cover consists of pecans, post oak, elm, mesquite trees and a variety of shrubs beneficial for all the wildlife.

WATER: Surface water consists of 3 ponds (one near the front, two located in southeastern part of property) and they're stocked with catfish, bass and perch. Also, a 295 foot water well services the home (with filtration) and shop apartment, but water is also piped to the corral area and two other pastures to insure livestock has access to water at all times.

WILDLIFE: Whitetail deer, Rio Grande turkey, dove, ducks, and feral hogs. There has been very little hunting pressure on this property.

PASTURES: The property is agriculturally exempt and owner currently runs cattle. There are five different cross-fenced pastures and grass is mostly native, except for the front pastures (25+/-Ac) that's in coastal for hay production.

FENCING: Perimeter and cross fences are in good to excellent condition and located near front pasture is a set of cattle pens. Also, at the main entrance is a (white metal) solar powered automatic gate.

RANCH HOUSE: The gorgeous two-story rock home was custom built in 2007 and has 2879 sq. ft. of air conditioned living, but also has an abundance of outdoor covered space with patio on all four sides of the home. It offers granite counter tops, gas cook top, (upstairs) two bedrooms with jack - jill bathroom and loft area used as a study, (downstairs) spacious master bedroom with fireplace and in the living room is a Grand floor to ceiling (stone) wood burning fireplace. This awesome home also has tons of storage, wrap around porch with surround sound, outdoor fireplace and a carport that matches the home.

LARGE SHOP: Approximately 50 yards from the house is a (1500 sq ft) metal building with equipment storage area on both sides and also offers a full apartment as well.

NEGOTIABLE ITEMS: Large (New Holland) tractor, implements, skid steer and some furnishings in the home may be negotiable.

COMMENTS: The “Valhalla Ranch” offers 150+ acres of rolling and elevated terrain with quality improvements and makes for an outstanding recreational, cattle and hunting property. Looking for a place in the country to retire and/or to **escape the big city lights?** This could be the legacy ranch your searching for.....**only 75 miles from the Metroplex!**

PRICE: \$867,000