

389.50+/- ACRES

JACK COUNTY, TEXAS

JOLLIFF COMBO RANCH

LOCATION: Located 14 miles south of Jacksboro and only 66+/- miles to Fort Worth.

ACCESS: The ranch is accessed from an easement road (Nash Rd), off of FM 2210, that dead ends into the property providing lots of privacy.

DIRECTIONS: From Jacksboro: Travel west on Highway 380 for approximately 1.8 miles, turn left on Hwy 4, continue approximately 10 miles, turn left on Barton Chapel Rd, and proceed for 2.5 miles and turn left on Nash Road (crossing over cattle guard). Stay on Nash Rd (easement rd) for 2.4 miles (crossing over numerous cattle guards) and the road will dead end into the property (Realtor sign on fence).

DIRECTIONS: From Fort Worth: Travel west on Hwy 199 (Towards Jacksboro) for approximately 36 miles, turn left on FM 2210, continue 18.5 miles, turn right on Nash Rd (easement rd) for 2.4 miles (crossing over numerous cattle guards) and the road will dead end into the property (Realtor sign on fence).

TERRAIN: This property is irregular shaped and offers mild elevation changes with nice rolling terrain and excellent views. Pastures are mainly in native grasses and several wet weather creeks are meandering throughout the property. The ranch is approximately 60% wooded with tree cover consisting of mesquite, oaks, a few cedars, plum thickets and a variety of shrubs beneficial for all the wildlife.

WATER: There are a total of 11+ ponds / stock tanks scattered across the property providing plenty of water for cattle and wildlife. Most of the ponds are being fed by numerous wet weather creeks coming from tributaries off of West Fork Keechi Creek.

ELECTRIC: There's electric available nearby on the owners adjoining acreage, along with neighbors as well.

WILDLIFE: This ranch has plenty of wildlife, including whitetail deer, turkey, dove, ducks, hogs and varmints. Should be excellent hunting with large neighboring ranches (1000+Ac) on all sides....one neighbor is believed to be over 20,000 acres.

FENCING: Cross fencing with cattle guards and gates are in place, allowing the rotating of cattle in many different pastures and perimeter fences are in good to fair condition.

MINERALS: There are two gas wells on the property with one being located in the western part of property and other site is in the far northeastern part of the property. No minerals are available, but well company has provided an excellent road along part of the ranch and the well sites have very little impact to the property.

TOWNS NEARBY: Graford: South 12 mi, Jacksboro: North 14 mi, Mineral Wells: South 26 mi and Fort Worth: Southeast 66 mi.

MORE ACREAGE AVAILABLE: Owner would consider selling an additional 99+/- acres that adjoins the property to the west.

COMMENTS: This excellent combo ranch consists of 389+/- acres of rolling terrain with mild elevation changes and some great views. It offers a good mixture of pastureland vs wooded cover, abundance of water, wildlife, trails and within 20 minutes of town. Great weekend getaway place within 1 hour of the Metroplex! Should be an excellent hunting / recreational property! Call to schedule a private tour and please no trespassing without approval.

PRICE: \$2,890 per acre (\$1,125,655)