

Listing Agent: Cindy Snell

The Westar Team:

Bill Young      Cliff Watt, CCIM

Kevin Watt      Rob Campbell

# MOSSY ROCK RANCH



Donna Currey Barnes GRI, CP

Cindy Snell, SEC

Blake Truett

## Elegantly Appointed Corporate Get-Away and/or Private Hunting and Fishing Retreat

Easy Access From DFW Airport

# Includes Home, Hunting Camp and 437 Acres



## Crooked Creek & F.M. 2127, Jacksboro, TX

**Purchase Price:..... \$2.4M**

Three Bedroom, Two and a half Bath, Three Car Garage Home Two Bedroom, One Bath Hunting Camp Located on **437 Acres** Hard-wood Floors in Living Area of Main House, Tile in Common Areas

### Abundant with Hardwoods: Post Oak, Elm and Pecan

- Ten (10) Water Features: Six (6) Stock Tanks, Three (3) Larger Fishing Tanks and Access to a Shared 80 Acre Private Lake . . . (Shared with Two Other Owners Only) . . . Recent Catch of 85 lb. Catfish
- Hunting: Deer, Quail, Hog and Turkey
- Extensive Relief, Super Views (Great Hiking, etc)
- Approximately 20% Clear Land
- Contemporary 8,000 S.F. Implement Barn (3,000' Open Implement, 5,000' Insulated, Cement Floor, Clear Span with 200 AMP Service, Lights, Three 14' OHD
- New cabin and lake lookout building built



# 806.797.3231

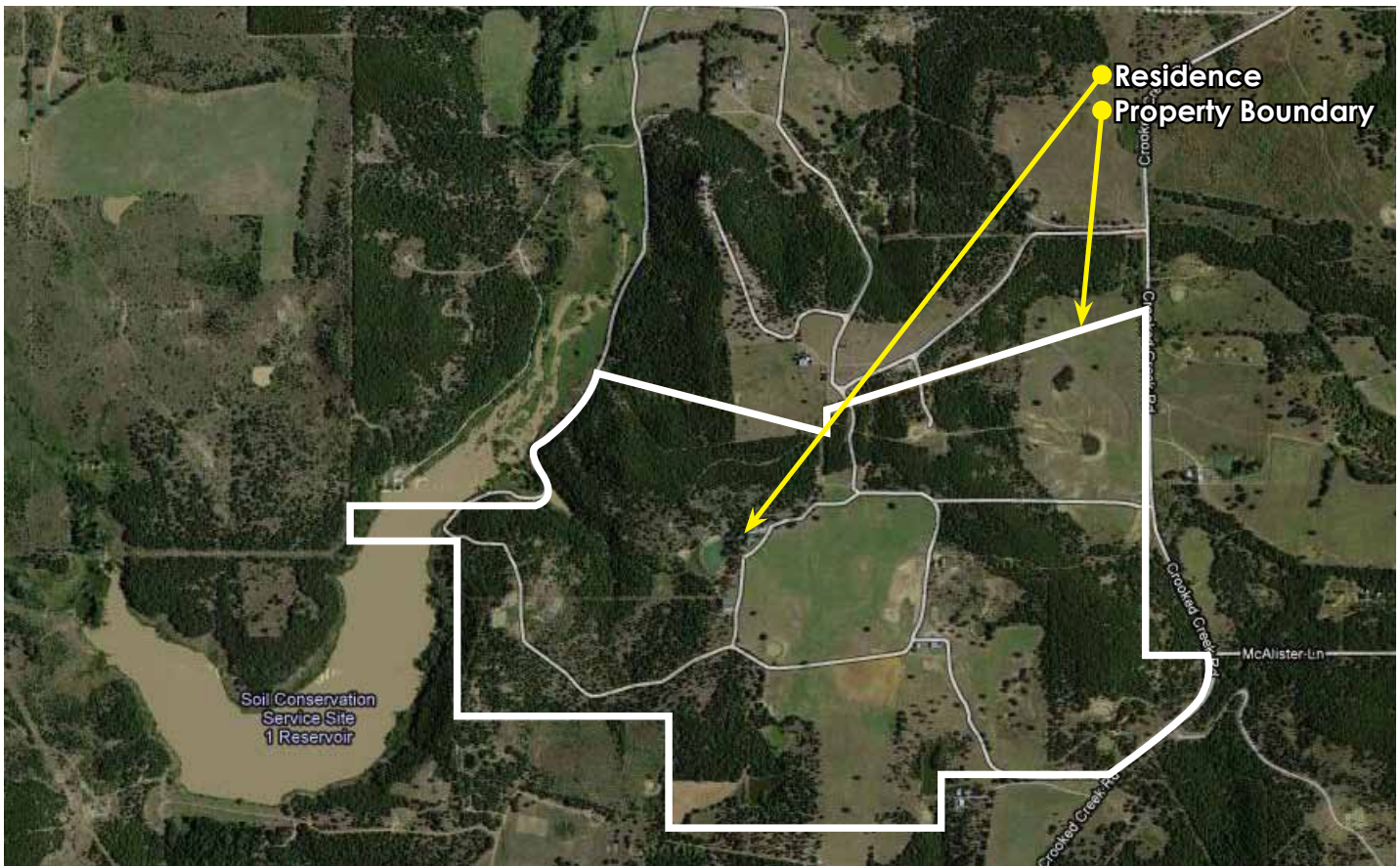
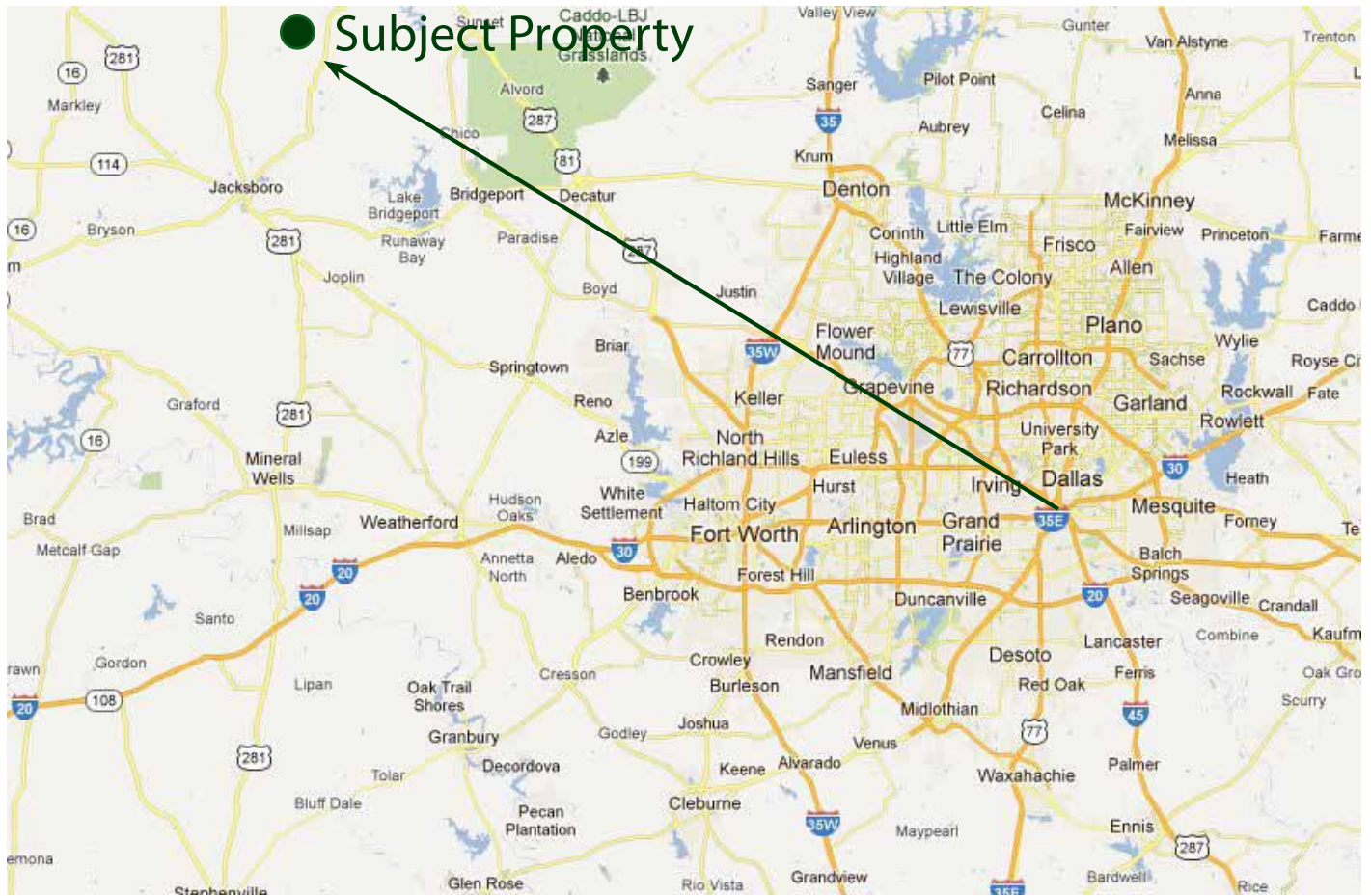
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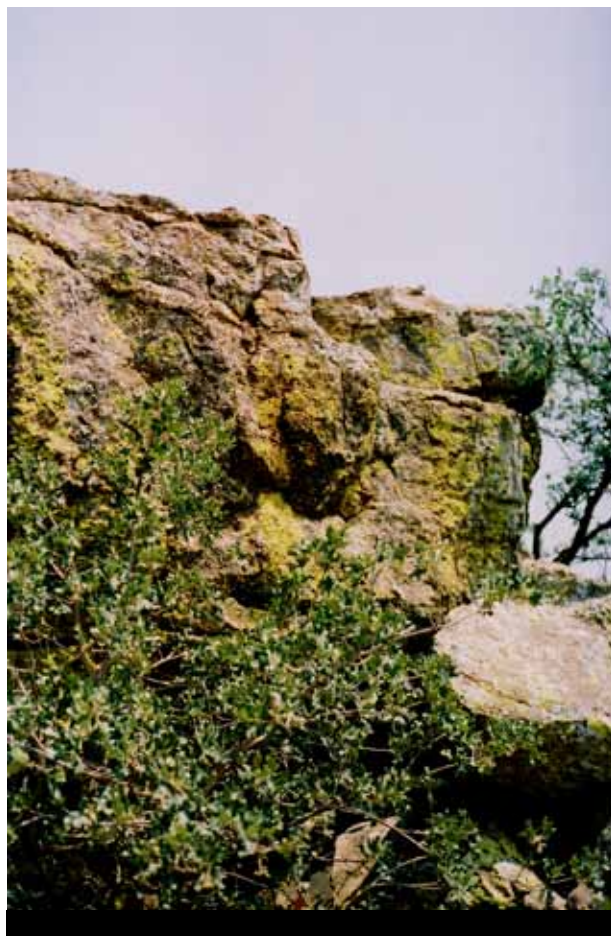
# Map and Aerial Location From Dallas/Fort Worth Area



# Property Images



# Property Images



# Recent Additions



- Newly installed observation tower plus one two-bedroom and an additional one-bedroom guest/hunting quarters

