



Brock Vista Ranch

Parker County, TX | 691+/- AC

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Property Description

Situated in the heart of Parker County and in Brock and Weatherford ISD, the Brock Vista Ranch is a prime example of a turn key recreational/livestock ranch with abundant opportunity for development. Within an hour of DFW. With nearly 700 acres of rolling terrain, including beautiful lakes and ponds, this ranch offers enjoyment for anybody wanting to get out of town but remain close to town and experience all of the amenities.

Location

This ranch is in Parker County, TX, just west of Weatherford. Less than 45 minutes from Fort Worth, the ranch gate is 6 miles south of I-20 on Old Dennis Road.

Land

With adequate tree cover around the house and ponds, the land is mostly open rolling grasslands, abundant in well managed native grasses. The area around the main house is surrounded by hardwoods including oaks, elms, pecans, and cedars.

Water

The ranch has 4 good sized ponds ranging from 1.5 to 6 acres in size. There are two smaller ponds as well. The 4 larger ponds were renovated in 2009 and are stocked and managed for various species of fish.

Terrain/Topography:

As you enter the property on one of the highest parts of the ranch, the land rolls gently with the lowest portion behind the biggest lake. There is about 150 feet of elevation change throughout the ranch. This ranch is an excellent example of the central plains and lakes region of Texas, in wonderful ecological condition and would have been full of buffalo back in the day.

Improvements:

The main house sits down a mile long paved driveway, within a 15 acre fenced area, and hosts 6 bedrooms and 5 bathrooms. Remodeled in 2010, this 4,336 square foot home is well appointed with high end appliances and hand crafted finishes. There is a large garden that is high fenced near the home. At the ranch headquarters, across from the main residence, other improvements include a 75'x75' insulated barn with a commercial kitchen, walk in fridge and freezers, an office and upstairs loft. There is also a 90'x40' Rock Barn with plumbing and electricity, tack room and hay loft. There are several other out buildings that help support a full ranching operation. The main house and headquarters each have commercial generators for back up power. There is also a 4/2 foreman's house and 2/1 ranch hand's house near the headquarters.

Recreation/Hunting:

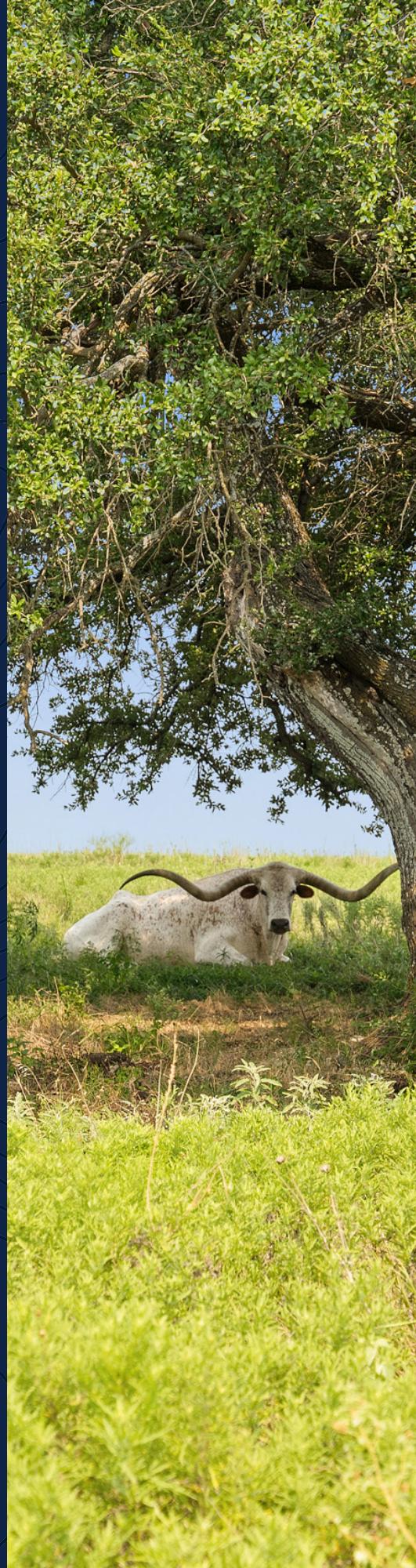
Brock Vista Ranch is home to white tail deer, rio grande turkey, bobwhite quail, mourning dove, and a variety of ducks. From fishing and riding ATVs to gardening and raising your own cattle, this ranch is full of endless recreational activities.

Minerals:

Consult listing broker for more information on Minerals

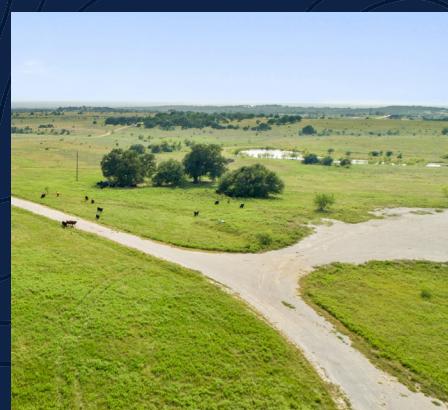
Development Potential:

Though this ranch is currently being run as a recreational/cattle ranch, it is very well situated, and primed for development. The property is located in both Brock ISD (3A School) and Weatherford ISD (6A School), two excellent school districts with great facilities and reputations. The close proximity to the interstate is ideal for having the ability to develop near a major highway, while at the same time being far enough away from the traffic to have peace and quiet.









Our Team

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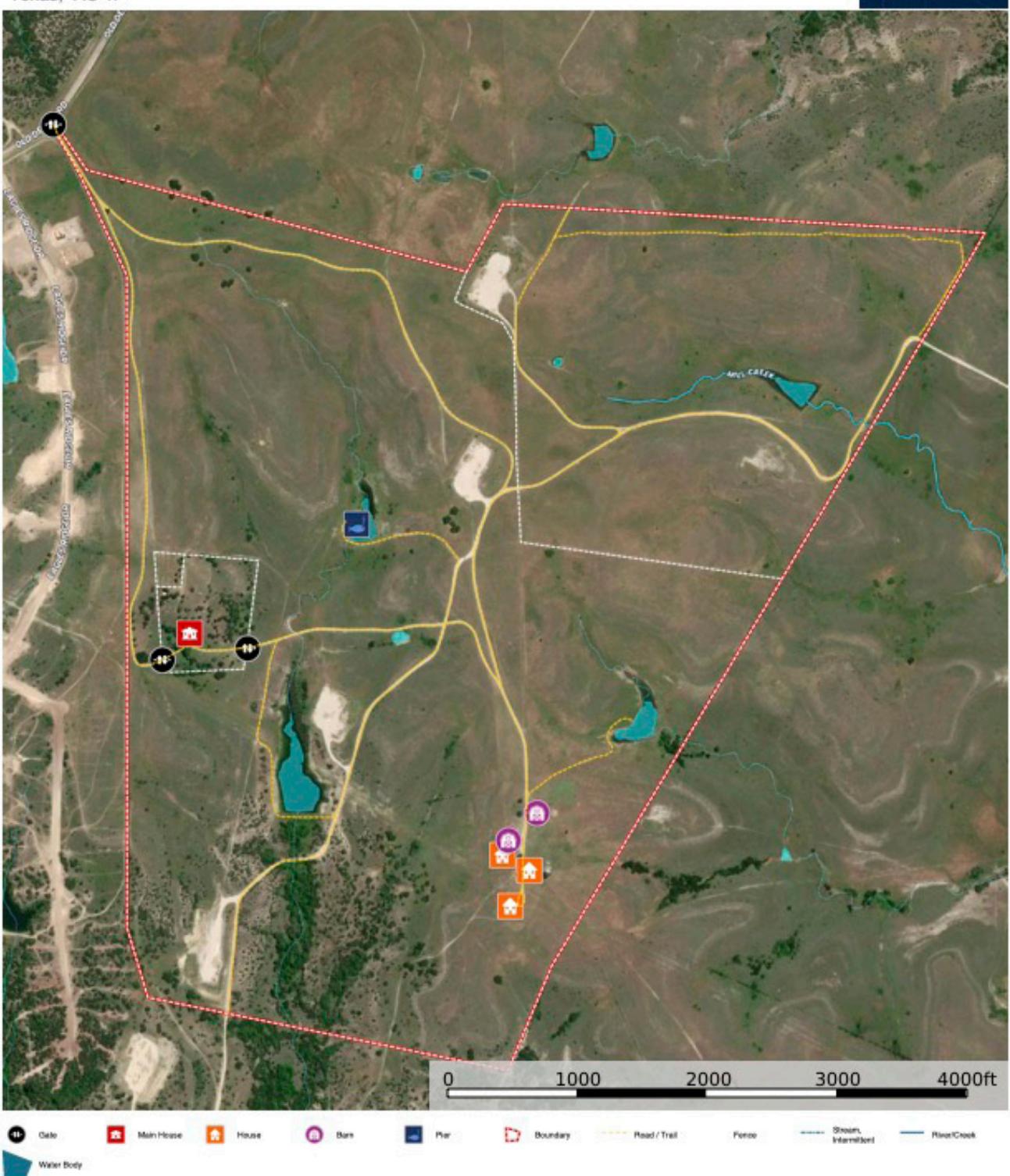
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Aerial Map

Brock Vista Ranch
Texas, AC +/-



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 The information contained herein was obtained from sources deemed to be reliable.
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Topographic Map

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