



Possum Kingdom Lake Ranch

Palo Pinto County, TX | 546 +/- AC



BURGHER·RAY
RANCH GROUP



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Property Description

This is an incredibly unique opportunity to own a one of a kind property on Lake Possum Kingdom in the heart of Palo Pinto County, TX. Lake Possum Kingdom, or commonly referred to as "P.K.", was the first water supply reservoir constructed on the Brazos River which was completed in 1941. This lake is one of 11 reservoirs on Brazos River and is the largest sitting just over 17,000 surface acres when near full pool level. The ranch features incredible views of the lake, the surrounding country side and several vistas showing off the hills and mountains of Palo Pinto County. Contact Burgher-Ray for more information.

Property History

The development started in in 2006, but came to a halt due to a prolonged drought and the 2011 fires. The land is clean, pristine and ready to use as a second home community, resort community or your very own private lakefront ranch. It was originally master-planned for 320 lake view, high elevation lots, a marina, walking trails, spas and restaurants. They did complete a 3,500 sf sales center and 7 cabins. Two existing docks and slips on two fee simple lots also exist.

Location

The property is located in what many consider to be the northern "Hill Country" for the state of Texas, in northwestern Palo Pinto County. This one time lakefront development, situated on the NW side of Possum Kingdom Lake, has magnificent sunrise views over the hills, water and more. This ranch was part of the historic Willingham Ranch in Palo Pinto county. 91 miles west of Fort Worth, 92 miles northeast of Abilene and 110 miles west of DFW Airport, it is conveniently located to the major cities in North Central Texas.

Water

The ranch features over 3 miles of frontage on Possum Kingdom Lake. The lake and the subject property are separated primarily by Brazos River Authority (BRA) owned land. There are 320 water taps reserved for development (but don't currently have water capacity), 47 entitled lots and a MUD. Electricity and some rural water is currently available.

Terrain/Topography

The ranch features about 200 hundred feet of elevation change ranging from approximately 1,200 +/- feet above sea level on the far northern end, to approximately 1,000 +/- feet above sea level along the banks of the shoreline as the property approaches the lake. The ranch is located in the northernmost portion of the Texas Hill Country with rugged terrain. There is light to heavy tree cover to open pastures, with a variety of oaks, mesquite, elm and hackberry. Currently native grasses cover the majority of the property and it is currently leased for grazing.

Improvements

The ranch has been improved and some pre-development work has been completed. There are a series of rough cut roads and trails situated throughout the ranch making it extremely easy to navigate. Cedar Canyon Lodge was also purchased with the ranch and has eight efficiency cabins are located on 14 acres are part of the 546 acres but not adjacent but nearby. An additional 17 acres for future commercial development also lie just outside the gated entrance.

Recreation/Hunting

A wide variety of recreational and hunting opportunities exist on Lake Possum Kingdom Ranch. Enjoy sitting in a deer blind, or taking off in your boat for some water sports activities or to catch the next big fish in PK, riding horses on one of the many trails throughout the property, or simply sitting on a plateau with a coffee watching the world come to life.

Minerals

There are no minerals owned, but there is a surface waiver in place with a no drilling clause.

Development Potential

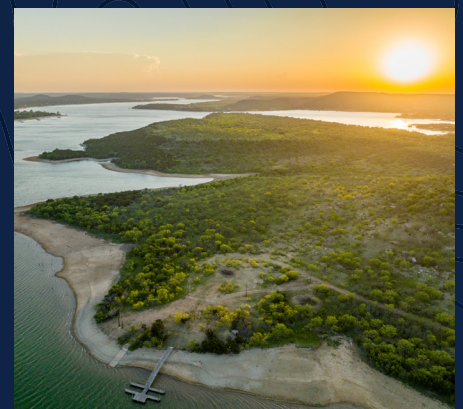
Contact listing broker for more information on Development Potential.











Our Team

Grass-Roots Presence, With a Global Reach

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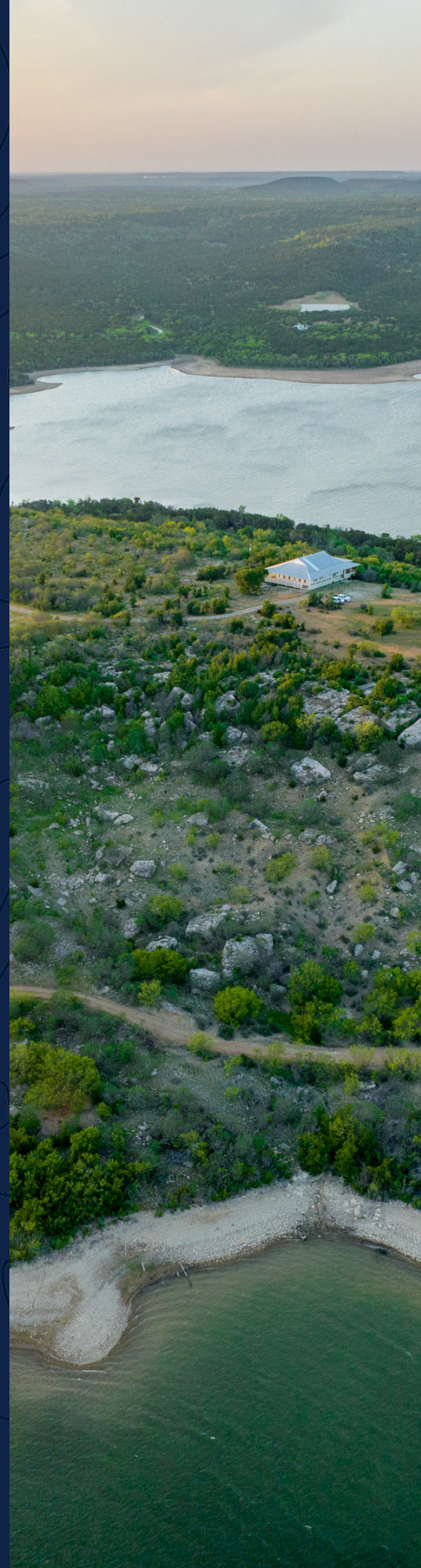


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Lake Possum Kingdom Ranch
Palo Pinto County, Texas, 546 AC +/-



Pier	Gate	Cabin	House	Road / Trail	Primary Road	Fence	Boundary	Stream, Intermittent	River/Creek
Water Body									

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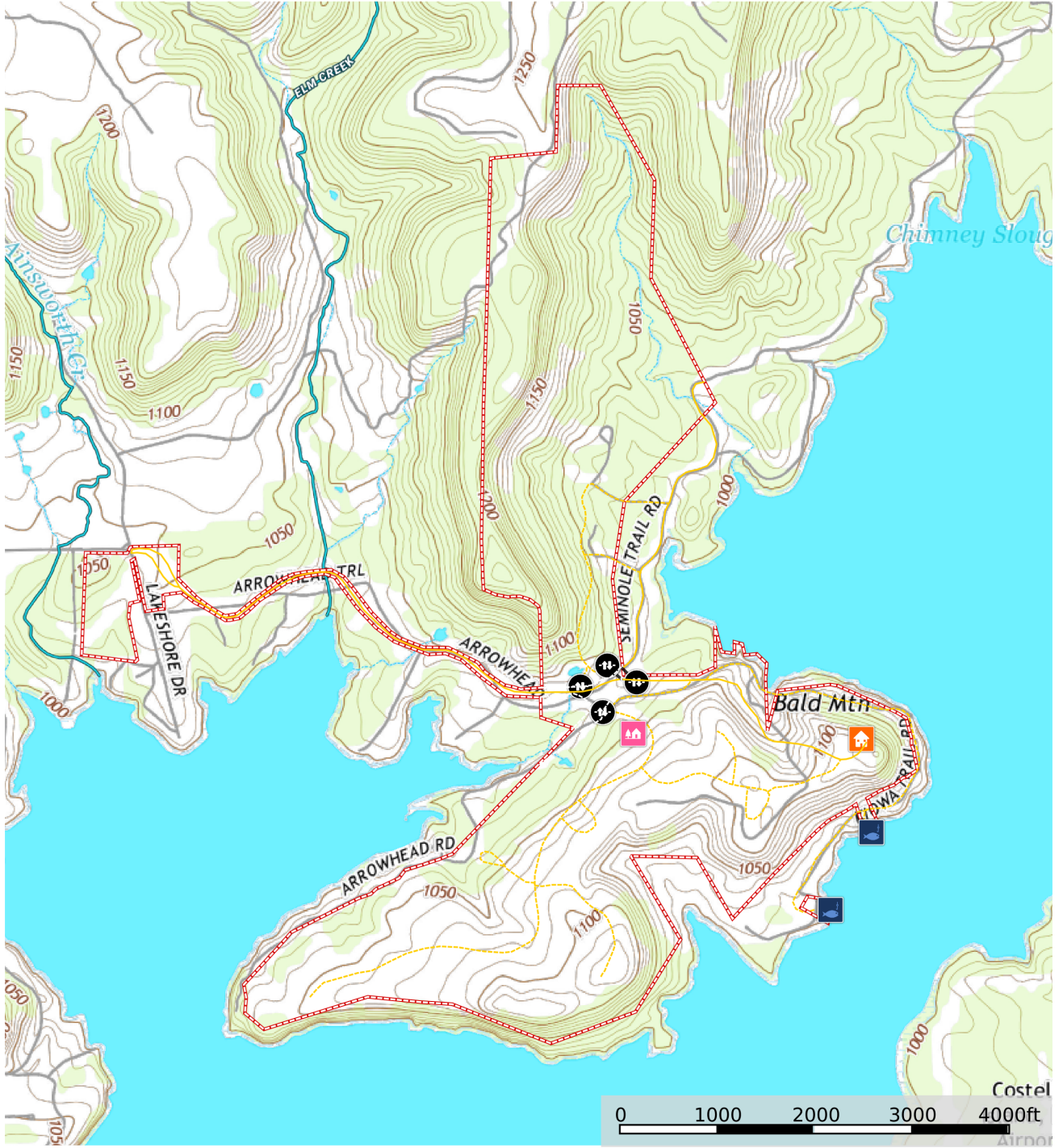
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- Pier
- Gate
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Topographic Map