



Bartlett Ranch West
Brock, Texas

MINERALS AVAILABLE!!!!!!!!!!!!

- 1058 acres
- **Minerals: 100% of Executive Rights on 658 acres (no current lease.) 25% of Mineral Rights on the same 658 acres. 400 acres are currently leased to XTO with no Executive Rights transferring at sale, HOWEVER, there is a 1/8th Mineral Rights interest that goes with the 400 acres.**
- .75 miles of Interstate Twenty frontage
- .6 miles of FM 1189 frontage
- Brock Independent School District. Property abuts Brock School.
- 4700 square foot main house: 3 bedroom, 4.5 baths, cantina, pool
- 1500 square foot foreman's apartment
- Parker County Co-op water, septic system
- 60 x 60 stalled barn
- 225 x 150 (33,750 square foot) indoor arena with stalls, office, apartment
- Working cattle pens and loading chute
- Fenced and cross-fenced
- 40 acre lake, 8 ponds
- Grindstone Creek runs through property
- Rolling terrain with mixture of improved pastures, mature hardwoods and heavily treed areas.
- Agriculture exemption exists.
- Asking Price: \$15,000,000

Contact Bill Tinsley 817-456-5000









