

# BROWDERS CREEK RANCH

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1140± Acres | \$9,500,000 | Weatherford, Texas | Parker County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# BROWDERS CREEK RANCH

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**A seldom found gem  
whether you are looking  
for a legacy ranch,  
recreational ranch to hunt  
and fish, or an investment.  
located close to DFW.**

The Browders Creek Ranch covers 1140+/- acres and was established around 1881 by the family patriarch, a Civil War veteran. This beautiful property is located in the growing DFW Metroplex, north of Weatherford and south of Springtown, Texas. Quality ranches of this size with longtime family ownership are rarely offered in this area.

Browders Creek Ranch is a

**CONTINUED ON PG 6**









handsome property with road frontage and access on three sides. The north side of the ranch fronts on J E. Woody Road. The west side has approximately 2.5 miles of frontage on Hutcheson Hill Road. A portion of the east fronts on Highway 51. The ranch has a pleasing variety of topography including large open coastal covered pastures, big draws with large Oak trees, flowing creeks, and rolling hills scattered with mesquite, oak and cedar trees. Elevations range from 950 feet to 1250 feet above sea level, among the highest in the county and affording wonderful views of the surrounding country. Downtown Ft. Worth can be seen from the hilltops on the south end of the ranch.

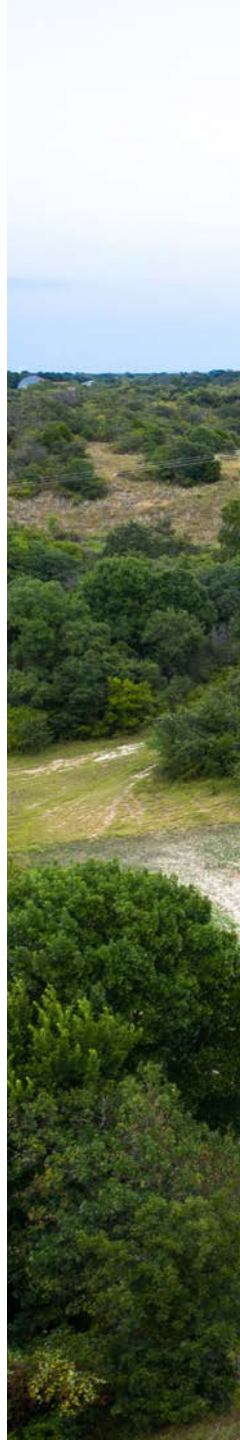
### LOCATION

Browders Creek Ranch is conveniently located in northern Parker County 11 miles north of Weatherford, Texas (the cutting horse capital of the world) on Highway 51. The ranch is only 38 miles northwest of Ft. Worth and 70 miles from Dallas. The DFW International Airport is less than an hour away. Not only is the location great, the school systems are also excellent. The Springtown I.S.D. and Weatherford I.S.D. Both cover portions of the ranch. Tri-County Electric provides service to the property.

### WATER FEATURES

The ranch is considered to be well watered. Browders Creek, an all weather spring fed creek, runs much of the length of the property from south to north. Several tributaries from west and south flow into the creek. Approximately 11 ponds are scattered strategically across the

**CONTINUED ON PG 10**











property. Livestock and game animals have ample access to water from these sources throughout the ranch. There are 5 water wells. Co-op water can be provided by Walnut Creek Special Utility District with a line running along Hutcheson Hill Road.

### **WILDLIFE AND RECREATION**

The property is home to numerous wildlife species including whitetail deer, turkey, wild hogs and bobcats. Hunting pressure has been very low over the years, in fact, there has been no hunting allowed on the property in decades. Dove and duck hunting should be good in season along with fishing in the many ponds. The rolling terrain is very conducive to riding ATV's on the many trails. Fossils are numerous and arrowheads can be found. There are always activities for everyone to enjoy.

### **IMPROVEMENTS**

The improvements on the ranch are modest but functional and currently support a full time ranching operation. There are several small barns, sheds, corrals and pens located at the headquarters. The small picturesque farm house was built before 1900 and has 2 bedrooms and 1 bath within 1000+/- sq. ft. It was remodeled in the 1960's and has had significant updates in recent years. The fences are in fair to good condition with cattle currently being run on the ranch. At this time the house and grazing are leased to a rancher tenant.













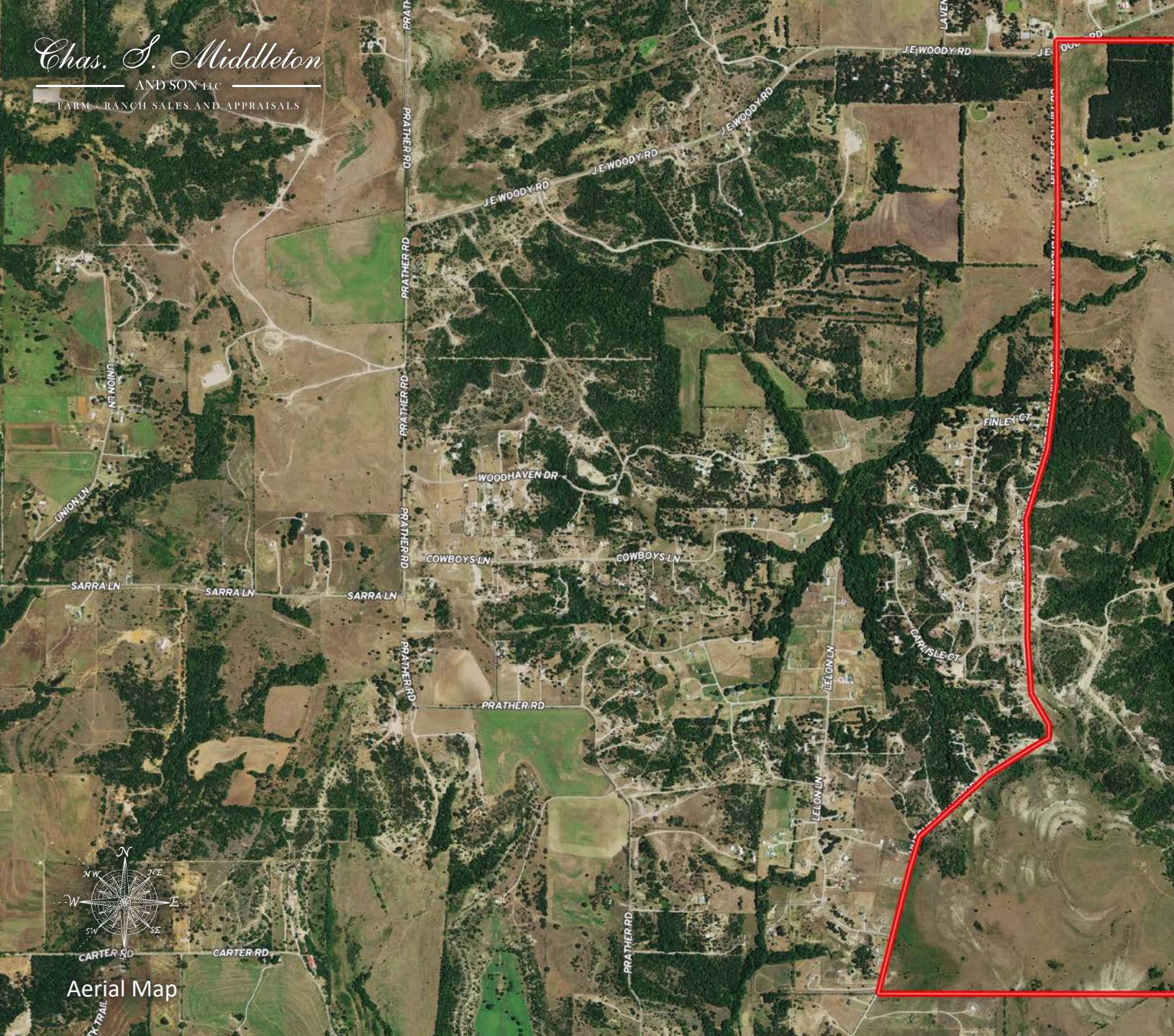
## REMARKS AND PRICE

The Browders Creek Ranch is a seldom found gem. Whether you are looking for a legacy ranch for your family, recreational ranch to hunt and fish, or an investment located close to the booming DFW metroplex, this property deserves a look. You can hunt, fish, and ride your horses while still being within quick driving distance to most Metroplex locations. You can run your own cattle or lease out the grazing. Meanwhile appreciation in value over time is to be expected as more people move to the Metroplex and Parker County. Currently there are a number of residential real estate developments and opportunities springing up in the vicinity. Property taxes are very modest at an estimated \$3800+/- yearly under agriculture use. The ranch is realistically priced at \$9,500,000.00 (\$8333 per acre)

*Chas. S. Middleton*

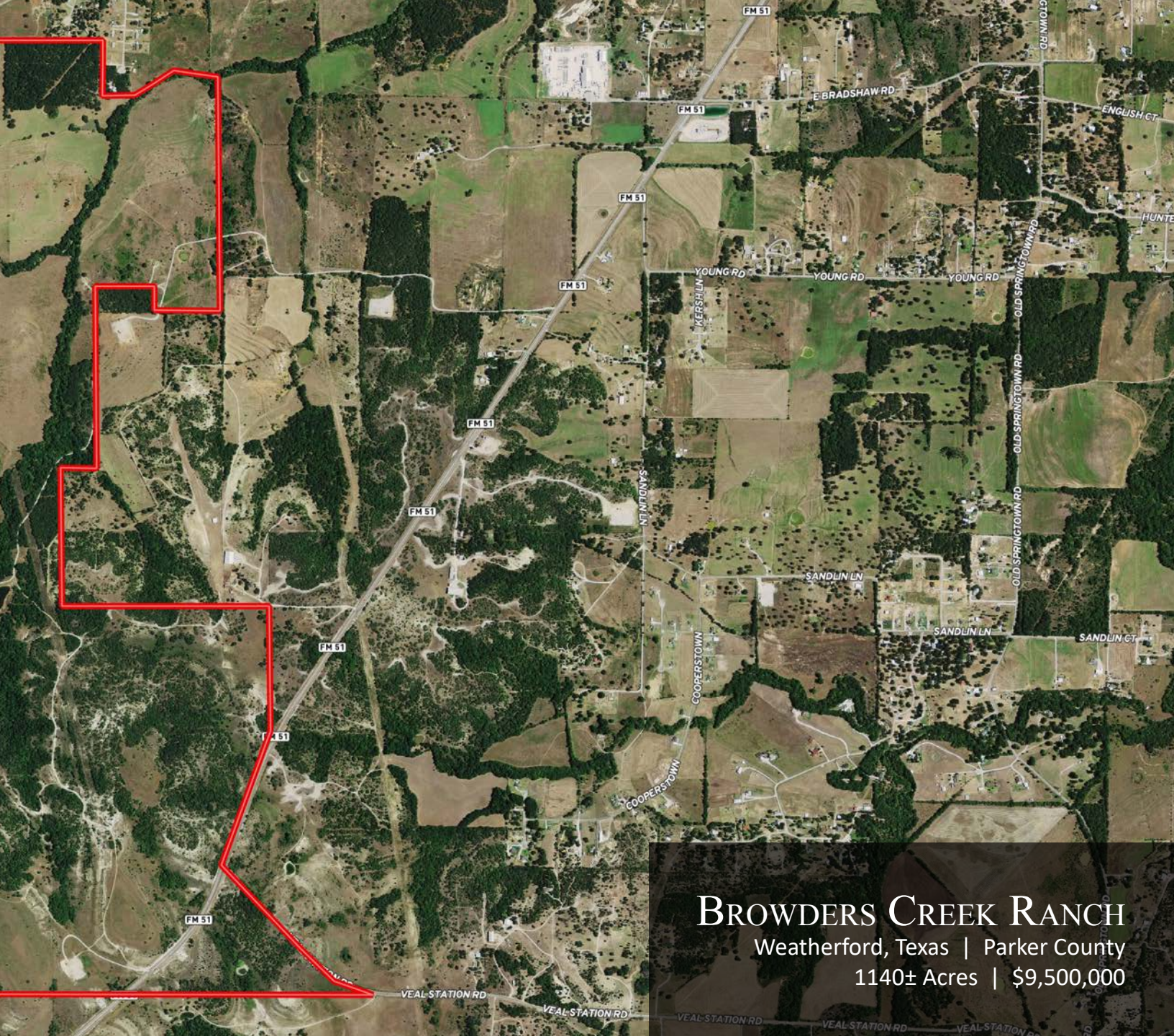
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Aerial Map



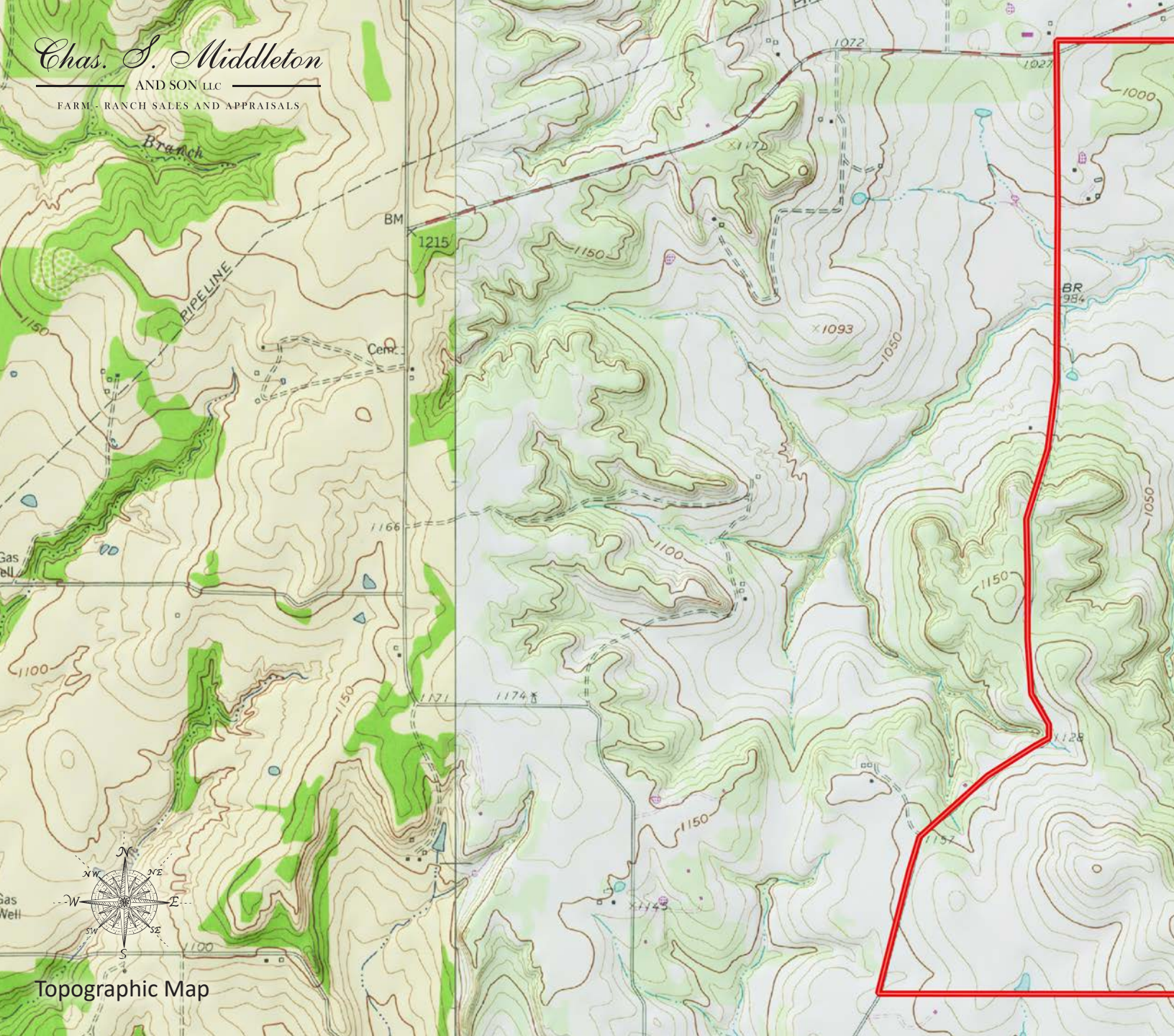


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Weatherford, Texas | Parker County  
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Branch

PIPELINE

BM

1215

Cem.

1166

1171

1174

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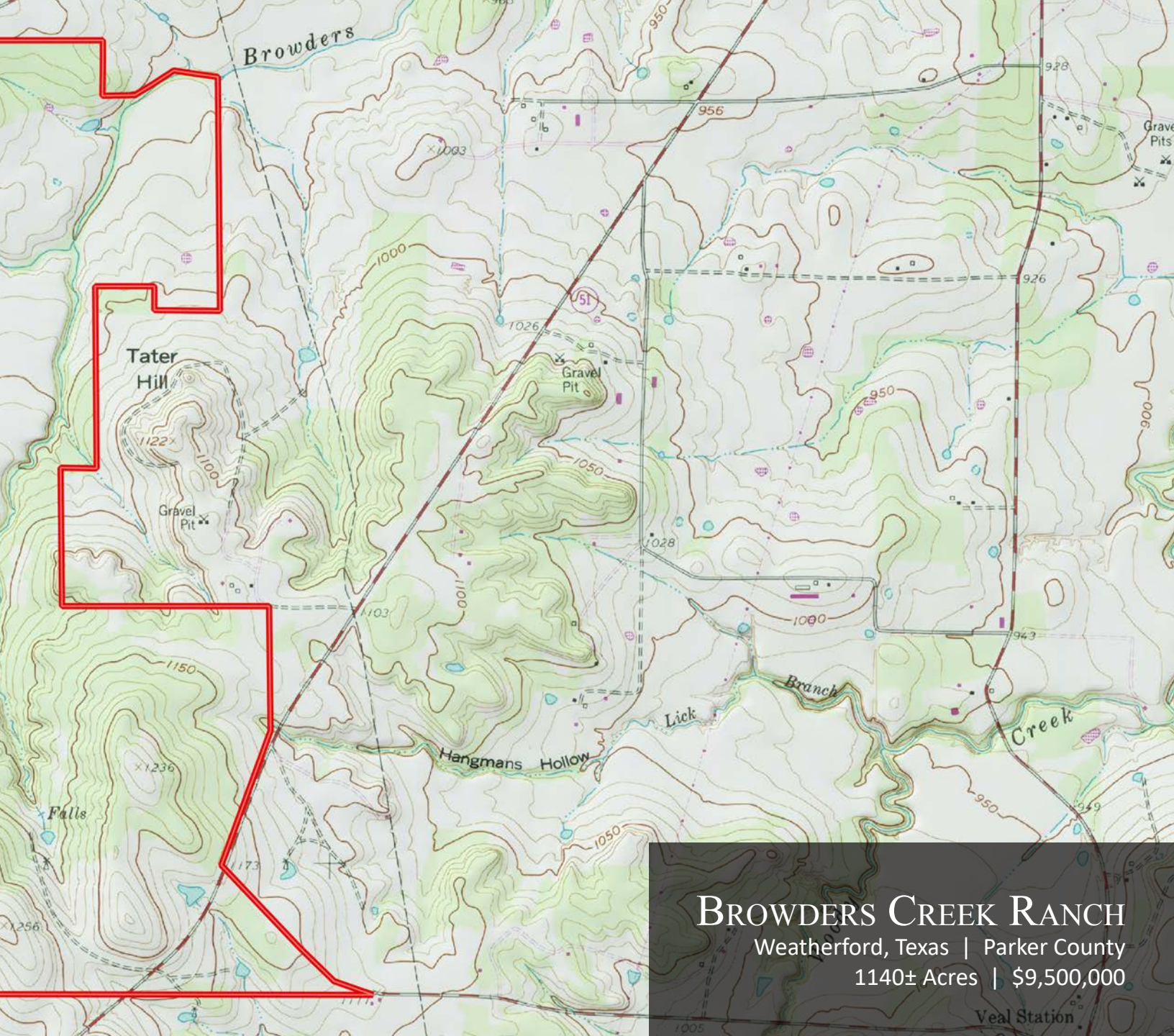
1157

X1143

BR 984



Topographic Map



**BROWDERS CREEK RANCH**  
Weatherford, Texas | Parker County  
1140± Acres | \$9,500,000

Veal Station

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For virtual brochure & more info visit,



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