

# LAND FOR SALE

**161.52+/- Acres • Parker County, Texas**  
*Offered at \$5,650,000*

## Highlights:

- Brock I.S.D. with easy access to Interstate 20
- Great views with elevation over 1,000' msl
- Wooded landscape with rolling topography

L-2100674

**Property Location:** North side of Young Bend Road, approximately 0.8 miles northeast of FM 1189 and approximately 0.6 miles northwest of Old Brock Road.



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**For additional information, please contact:**

**Mike Lansford, AFM/Broker**  
**Vice President - Southern Area**  
Fort Worth, Texas

Business: (817) 884-4414

Mobile: (817) 308-0456

[MLansford@FarmersNational.com](mailto:MLansford@FarmersNational.com)

[www.FarmersNational.com/MikeLansford](http://www.FarmersNational.com/MikeLansford)



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## Property Information

**Legal Description:** Part of the M. A. W. Taylor Survey, Abstract No. 2071; and the Leon County School Lands, Abstract No. 799.

**Property Description:** The property consists of open native pastures, rolling hillsides and wooded areas surrounding earthen stock tanks. Adjacent properties consist of single family residences to the west and south, and larger undeveloped ranch land to the north and east. Young Bend Road is a two lane, asphalt paved road that leads directly to the central portion of the city of Brock.

### Farm Data:

Pasture 161.52 acres

### 2020 Taxes:

R000045685 - \$152.16

R000063641 - \$148.12

**Price:** \$5,650,000

### Aerial Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



**Little Bluestem**



**OneOak Pipeline ROW Looking South**



**Stock Tank in the Middle**



**Stock Tank on the North**

**Topography Map**



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Property Location Map

