

# DOBBS VALLEY RANCH

565± Acres

Palo Pinto County, TX



Offered Exclusively By

*Chas. S. Middleton and Son*

[www.chasmiddleton.com](http://www.chasmiddleton.com) (806) 763-5331

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The Dobbs Valley Ranch is located in eastern Palo Pinto County, south of Mineral Wells and north of Interstate 20. Access is easy, with the property being just a little under 1/2 mile off of SH 281. Drive time from central Fort Worth is less than 50 miles and just over 80 miles from Downtown Dallas. Weatherford is less than 25 miles east of the property and Mineral Wells is less than 10 miles away.



Subject to sale, withdrawal, or error.



Elevations on the Dobbs Valley Ranch range from approximately 775'-925'. A large hill is located in the central portion of the property offering good topographic relief and exceptional habitat for native wildlife. Most of the remainder of the ranch is generally level, sloping towards the Brazos River, which is located less than one mile away from most of the southern boundary of the ranch.

Approximately 100 acres of the property, located on the western portion of the ranch, is void of brush and trees, offering exceptional grass turf for livestock. Throughout the remainder of the property, cover is principally provided by oak and hackberry, along with some scattered mesquite.





The Dobbs Valley Ranch offers exceptional hunting opportunities for whitetail deer, turkey and feral hogs, as well as dove and other migratory birds. Several small foodplots have been established for wildlife on the property in wooded areas of the property. Other recreation opportunities are presented by close proximity to the Brazos River and several lakes in the area.



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The ranch is considered to be well watered by five dirt tanks. Electricity is available on the property as well as access to Co-Op water.

Offering exceptional location as well as many recreation opportunities, the Dobbs Valley Ranch is a gem in Palo Pinto County. Offered at only \$6,000 per acre this property is competitively priced. Any owned minerals will convey along with all wind energy rights.

If you are in the market for a quality recreation ranch in this area, the Dobbs Valley Ranch deserves your attention.



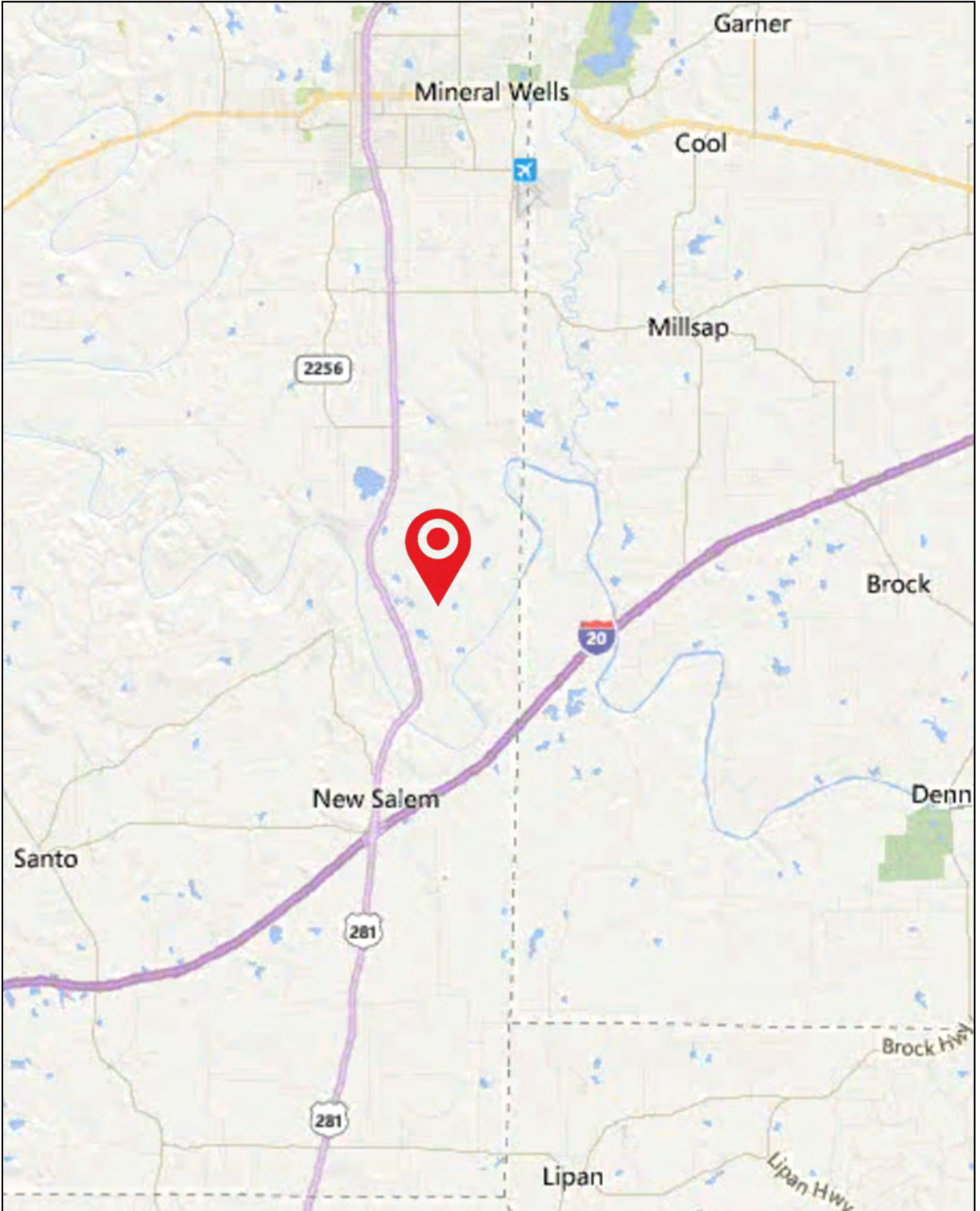
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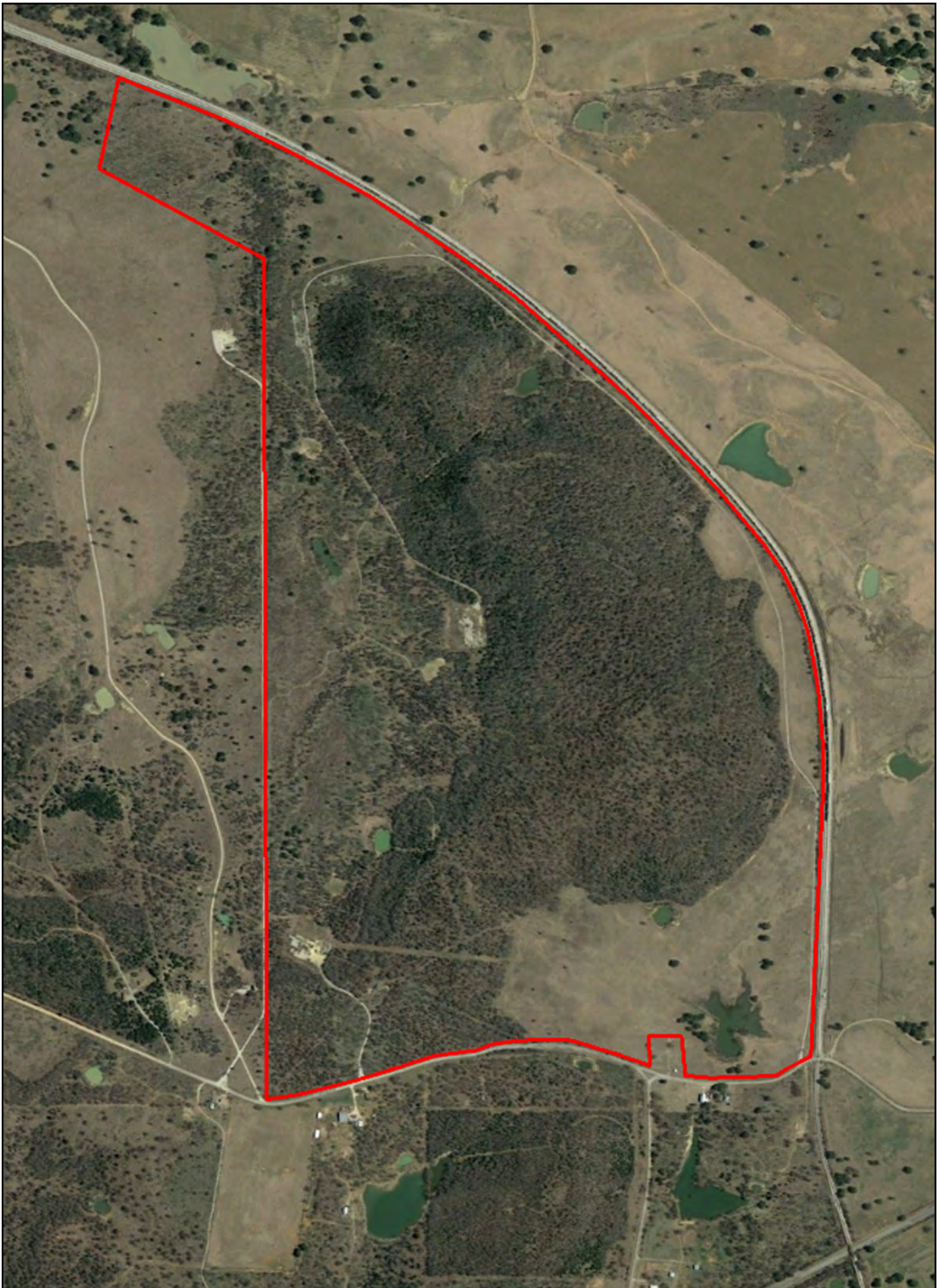
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