

# **BRAZOS RIVER RETREAT**

**Granbury, Hood County, Texas | \$1,765,000**



**236 +/- acres**

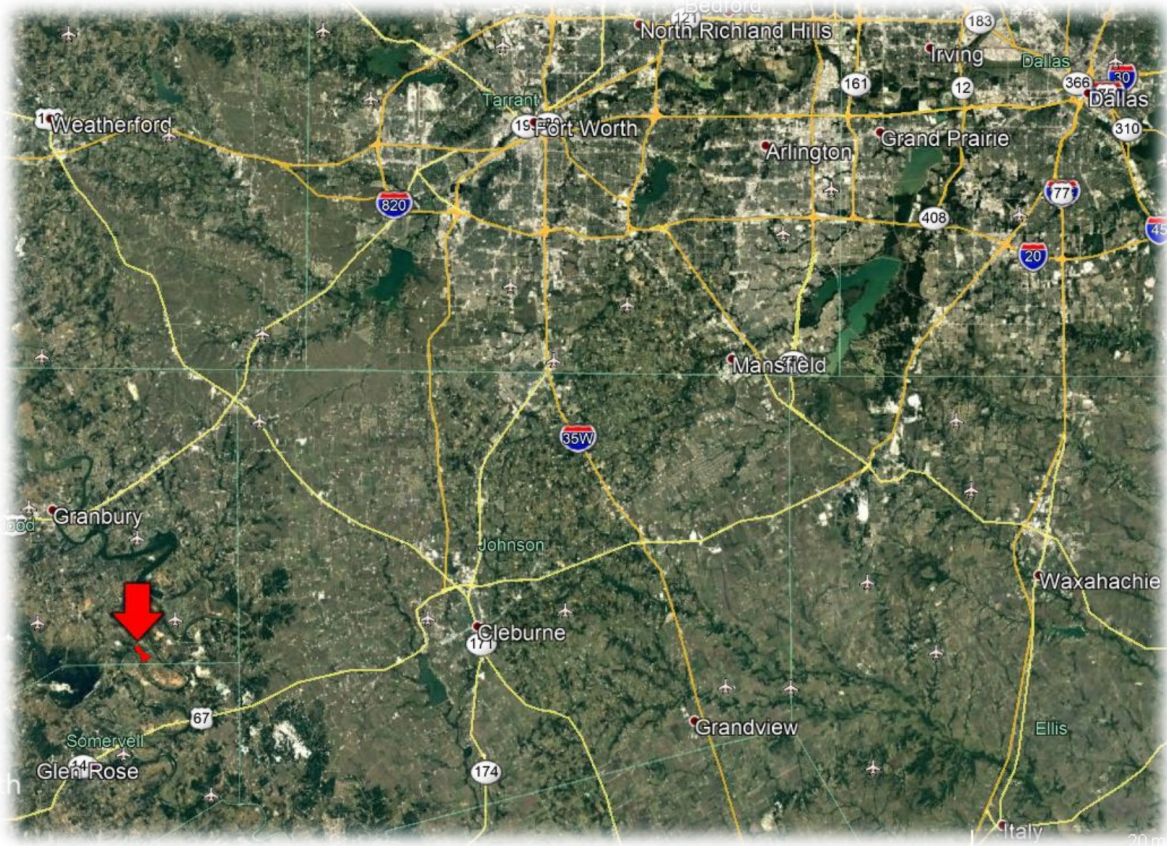
**1/2 mi + of river frontage**

**BROOKS ROBERT**  
P R O P E R T I E S

**Charley Ragan**  
(214) 505-9596  
cragan@brooksrobert.com

# BRAZOS RIVER RETREAT

## Granbury, Hood County, Texas



The property is conveniently located between the towns of Granbury and Glen Rose, 45 miles southwest of Fort Worth in Hood County on the banks of the Brazos River. The area is known for its natural beauty with rolling prairies and impressive rivers and lakes. It's also rich with small-town charm and unique shopping and entertainment destinations including the Historic Granbury Square, Lake Granbury, Fossil Rim Wildlife Center and the Dinosaur Valley State Park. The property address is **10500 Mitchell Bend Court, Granbury, TX 76048**.



**BROOKS ROBERT**  
PROPERTIES

[www.brooksrobert.com](http://www.brooksrobert.com)

The information contained herein is from sources deemed reliable, but we do not guarantee it.  
All information is subject to change, prior sale or complete withdrawal.

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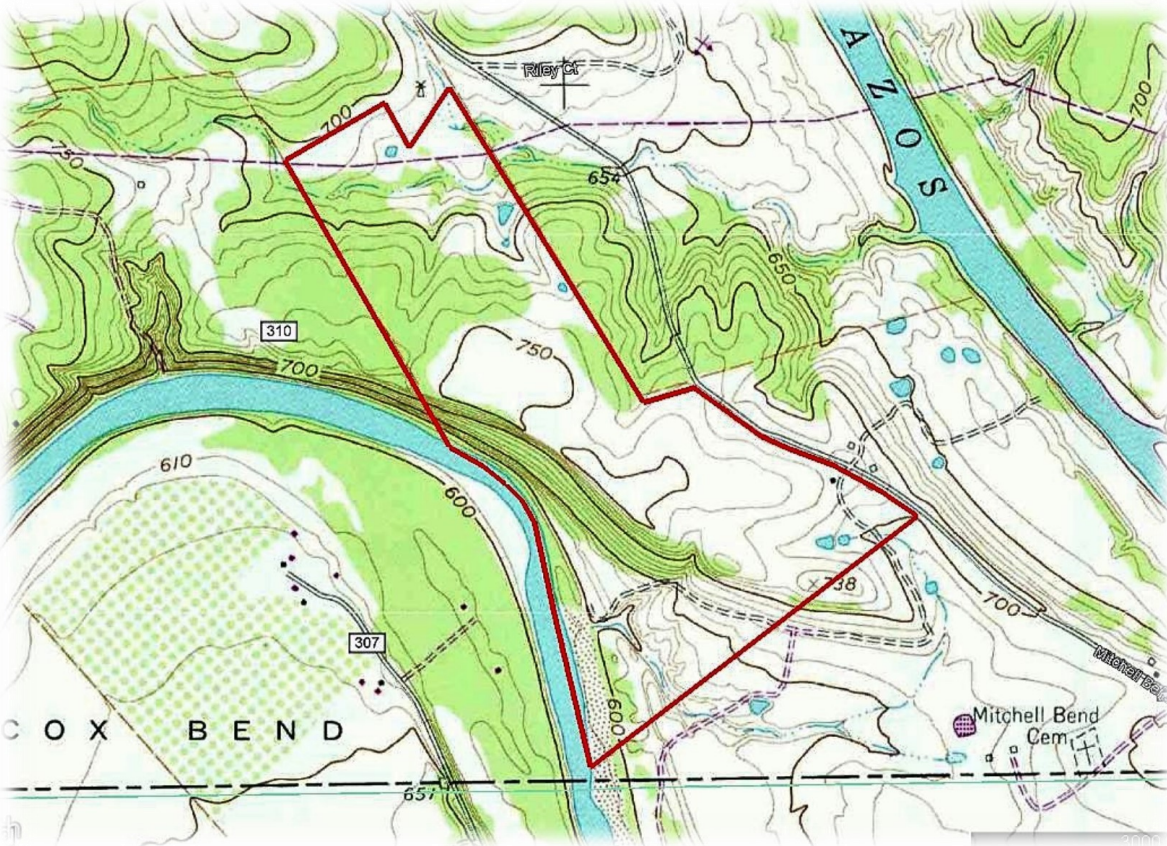


This 236-acre riverfront retreat has been owned by the same family for over 70 years. The original rock house homestead is still in place and has been upgraded to modern standards. The property sits in a horseshoe of the Brazos River, called Mitchell Bend, and has approximately 3,000 feet of river frontage. There is both low-bank frontage with direct water access and also high-bank with scenic views, which is quite rare. There is approximately 150 feet of elevation change from 600 feet along the bank of the river to 750 feet up on the higher plateau.

Live oaks are scattered throughout the ranch along with cedar, mesquite, cottonwood, hackberry and pecan trees which provide good shade and cover for the livestock and wildlife alike. There is a good mix of open grassland along with the more heavily wooded areas. The ranch is home to Whitetail deer, feral hogs, turkey, dove, quail, and other birds along with coyotes, bobcats, rabbits, squirrels, and other varmint. There has been virtually no hunting activity on the property.

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**WATER:** There is approx 3,000 ft or just over ½ mile of Brazos River frontage along the western boundary. There are four water tanks on the ranch with the largest being up to 1 acre in size and has generally always contained water. There are two seasonal creeks which meander through the ranch and can be significant waterways during wet conditions. Underground water is generally easy to obtain in this area and the ranch has one existing water well that is 350 ft deep and serves the ranch house. There is currently no public water system serving the property.

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**HOUSE & FACILITIES:** The existing rock house was built in the 1940s and has been regularly updated over the years. The living area totals 1,464 sq ft, according to the Hood County Central Appraisal District, and there are three bedrooms and two bathrooms. There is a 20-ft wide detached garage with a matching stone exterior. There are also two metal barns and working pens.

**ELECTRICITY:** United Cooperative Services

**TAXES:** The tax parcel ID is R000047379. The property is ag-exempt and 2018 taxes paid were \$1,821.68.

**SCHOOL DISTRICT:** Granbury ISD

**FLOOD PLAIN:** A small portion of the property along the river bank lies within the 100-year Flood Zone A according to the survey.

**EASEMENTS:** There are pipeline easements which cross the far northern portion of the property. There is also a 30 ft wide easement along the eastern boundary.



**MINERALS:** No minerals are being conveyed with the sale.

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**COMMENTS:** This is a truly remarkable property and rare opportunity to own this much water frontage on a major Texas river and only be one hour from the DFW Metroplex. Also unique is one property including both the lower river bank and easy water access as well as the higher ground and elevations with the dramatic views. The nearby historic towns of Granbury and Glen Rose have all the charm and character but also have plenty of dining, shopping and entertainment options. For additional info and to schedule a tour please contact Charley Ragan.

**PRICE:** \$1,765,000 (\$7,478/ac)

Charley Ragan

(214) 505-9596

[cragan@brooksrobert.com](mailto:cragan@brooksrobert.com)

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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

#### Brooks Robert Properties Inc

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

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Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date