



Fortune Bend Ranch | *Graford, Texas*

4416+/- acres | Palo Pinto County, Texas
8.5 of deep and wide Brazos river frontage
Beautiful river-side lodge
River paradise with incredible topography
All owned minerals convey
Significant water rights also convey

\$22,082,900

Price reduced from \$6500/acre to \$5000/acre

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*The northern 2112 acres is now available for \$4500/acre. Contact agent for more details.

Fortune Bend Ranch

Palo Pinto County, Texas

4416.585 acres

\$5000/acre or \$22,082,900

LOCATION:

Approximately 1.5 hours west of Fort Worth and 15 minutes northwest of Palo Pinto. Directions From Palo Pinto go north on FM 4 for approximately 6 miles then west / left onto Fortune Bend Road for 7 miles. From Graford go west 1.5 miles, then south on FM 4 for 4.2 miles then west/right onto graveled Fortune Bend Road for 7 miles to the center of the property.

TERRAIN:

Native rolling land, river bottom, sloping hillsides, and scenic limestone hills with spectacular views. Scattered to thick game cover includes elm, cedar, mesquite, live oak, pecan, and other native varieties. Cultivation fields for planting game food plots or coastal bermuda for cattle or hay production.

IMPROVEMENTS:

A beautiful 3 bedroom 3 bath lodge. 4,346 gross sq. ft. with 2,376 sq. ft. of living area. Exterior Douglass Fir beams, ruff sawed plywood, AP panel roof, Living room with vaulted ceilings of 9-13 feet. All cabinets are of barn wood, countertops are sheet metal, barn wood and plaster walls, and slate floors. Master bath with sauna. 2 kitchens. One screened in and treated porches. Covered carport. Built in August of 2005. The lodge is near (easy walking distance) the Brazos River. A small horse shed for horses.

WATER:

The 2,303 acre South Brazos River / Fortune Bend property lays in the tear drop of the Brazos River called Fortune Bend with approximately 45,000 feet or 8.5 total miles of Brazos River frontage. This is some of the most scenic parts of the Brazos River in north Texas south of Possum Kingdom dam. The river varies from deep to shallow rapids and is mostly wide with some small islands along the way. Ioni creek enters the Brazos river at the most southern tip of Fortune Bend. The North Brazos River / Dark Valley property is roughly 2,112 acres with approximately mile of Brazos River frontage and includes the Swimming Hole. Four water wells, but not all are active.

MINERALS:

All the minerals owned will be conveyed and believed to be approximately 1,305 net mineral acres or 29.58%.

[Click here to view the interactive boundary map](#)

[Click here to view the Vimeo video on the Fortune Bend Ranch](#)

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