

GORDON LAKE RANCH



973 ACRES
PALO PINTO COUNTY
TEXAS





As the Dallas Ft Worth Metroplex expands, fewer large tracts of land are available for those wanting to enjoy life outside that ever increasing circle of development. It is simply a matter of time before the ranch lands outside of Ft Worth are absorbed into the steady flow of development. ***Gordon Lake Ranch*** sits approximately 40 minutes west of Ft Worth along and adjacent to Interstate 20.



The 973 acre property is currently a home to a herd of cattle and quite a few deer. The *peaceful lifestyle still exists* here with a country feel away from the fast paced living not too far away.



The ranch is *the perfect setting* for those wanting to get away, but still need to be close to the metroplex. It is a clean slate with numerous options.



Gordon, Texas

Gordon is a small town located 2 miles north of I-20 half-way between Dallas and Abilene. Gordon has a population of around 500 individuals and is a great place to raise a family! Just an hour away from DFW metroplex and all it has to offer, yet set in a beautiful Texas town!!! All the thrills of the bigger cities are within driving distance, water recreational facilities are less than 1/2 hour away, a NCAA Division II University is 26 miles away, two Junior Colleges are less than 35 miles away, great medical facilities are within 1/2 hour's drive not to mention DFW Airport with connections to the world.

The Gordon Independent School District offers K-12 education for the towns of Gordon, Mingus, and outlying areas. The ranch lies in part in Erath County and a portion is situated in Palo Pinto County. A short drive to Ft Worth with all the metroplex has to offer is only one of the many assets the property has to offer

Area Attractions The Gordon Community Library & Museum is a public library serving the people of Gordon and surrounding communities, located a block south of the main business district in historic Gordon, Texas. The purpose of Gordon Community Library & Museum is to provide free library services for the people of southwest Palo Pinto county. Plans to provide a place to exhibit historical and cultural artifacts native to the area as well as a place where small groups can meet are in the works.

Historic Downtown District Visit the historic downtown Gordon brick district. The buildings were built around 1900 and today house several modern businesses. Gordon is home to the oldest operating Ford dealership in Texas, which began in 1910. Other town businesses include a bank, cafe, clinic, hardware store, clothing resale shop, graphic design and print shop, and bakery (just to name a few).

Brazos River Canoeing is a very popular recreational activity on the Brazos River with many locations favorable for launching and recovery. The best paddling can be found immediately below Possum Kingdom Lake and Lake Granbury. Sandbar Camping is also permitted since the entire streambed of the river is considered to be state-owned public property. Fishing, camping, and picnicking are legal here, including on the sandbars. Outdoor enthusiasts enjoy the opportunity to find beautiful scenery and abundant wildlife on the river. Fly fishing and river fishing for largemouth bass are popular.



Brazos River downstream of Possum Kingdom Lake
(Palo Pinto County, Texas)



Possum Kingdom State Park Within 45 minutes drive, Possum Kingdom State Park offers fun on water and land. On water, you can swim, boat, fish, ski, scuba dive and snorkel. On land, you can camp, picnic, hike, bike, study nature and geocache.

Possum Kingdom Lake (popularly known as P.K.) is a majestic lake along the Brazos River located primarily in Palo Pinto County Texas. This beautiful lake is famous for the huge cliffs that line the walls of the south end of the lake. Possum Kingdom has clear blue waters that are perfect for fishing or recreational boating. Scuba diving and snorkeling are also popular on this lake. Hiking and biking on the many trails that criss-cross the hills surrounding this lake can be a full weekend of fun.



Whether it suits you for your next home, ranch or your recreational pursuits, they are all here to choose from at the Gordon Lake Ranch. If you want an exit strategy, it is simply built right in, as progress is heading your way.

Enjoy the wide open spaces while you still can, as this little piece of Texas will not last!

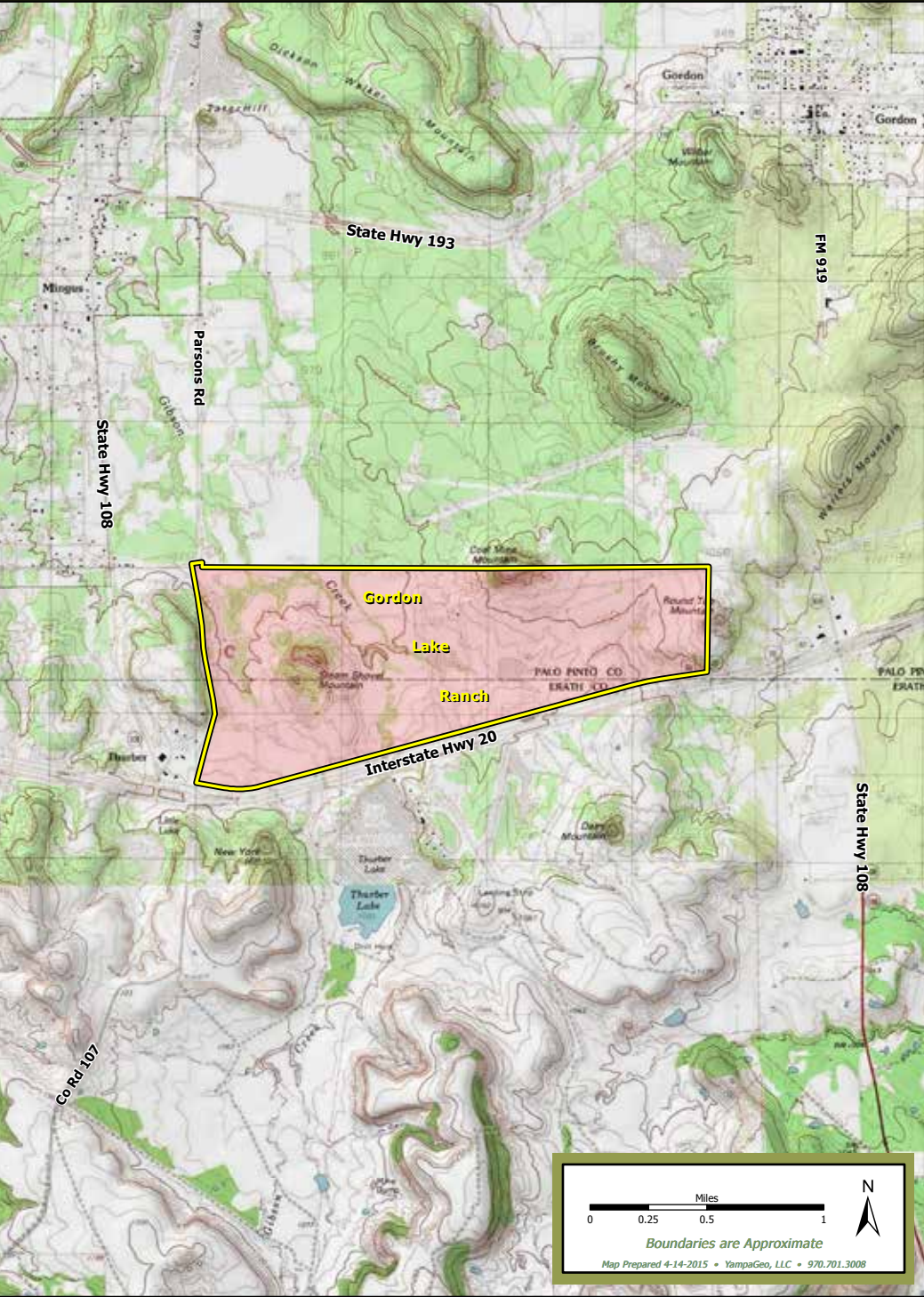


Ranchline represents some of the finest ranch and recreational properties in the country. We are even privileged to manage the operations of a select few. All of the ranchline companies are singularly guided by a shared belief that excellence, accountability, independence and passion are what matter most. The Western attitude of old is still what we practice today: you must always... "ride for the horse"

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Map Prepared 4-14-2015 • YampaGeo, LLC • 970.701.3008 • www.ranchlinebrokers.com



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