

Land with Well Water

538 FM 52, GRAFORD, TX 76449

★ SALE

+/- 195.5 ACRES



 **LANCARTE**
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Mark Boone
817-715-4732
mboone@lancarte.com

Darren Cain
832-418-0611
dcain@lancarte.com

Carson Wolfskill
817-938-2499
cwolfskill@lancarte.com

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LOOKING WEST TOWARD FM 52 (BARN & HOUSE)

LOCATION OVERVIEW

Located near Grafard in Palo Pinto County, this tract pairs genuine water resources with strong recreational and development appeal. Four (4) wells producing 244,800 gallons/day supply ample water for recreation, residential, or commercial use. Rolling topography delivers elevated, unobstructed views and terrain well suited for estate-lot subdivision or a range of personal and small-business uses. Recreation includes deer, turkey, and hogs on site, plus a one (1) acre enclosed food plot. Direct frontage on Highway 52 and quick access to the area’s major thoroughfares keep utilities and services within easy reach — while the land itself stays open, private, and unspoiled.

SIZE195.5 AC

JURISDICTIONGrafard, TX

ZONINGAgricultural
Four (4) On-Site Water Wells

UTILITIES(700 ft deep, 170 GPM combined), Electric Service

TERRAIN130 ft Relief,
Crests 1,130+ ft
Wooded and Open

CURRENT USEQualified Ag-Timber (D1);
Recreation Land with
Improvements

ACCESS/FRONTAGE1410’ Frontage along Hwy 52
Connectivity to Hwy 254

SCHOOL DISTRICTGrafard ISD

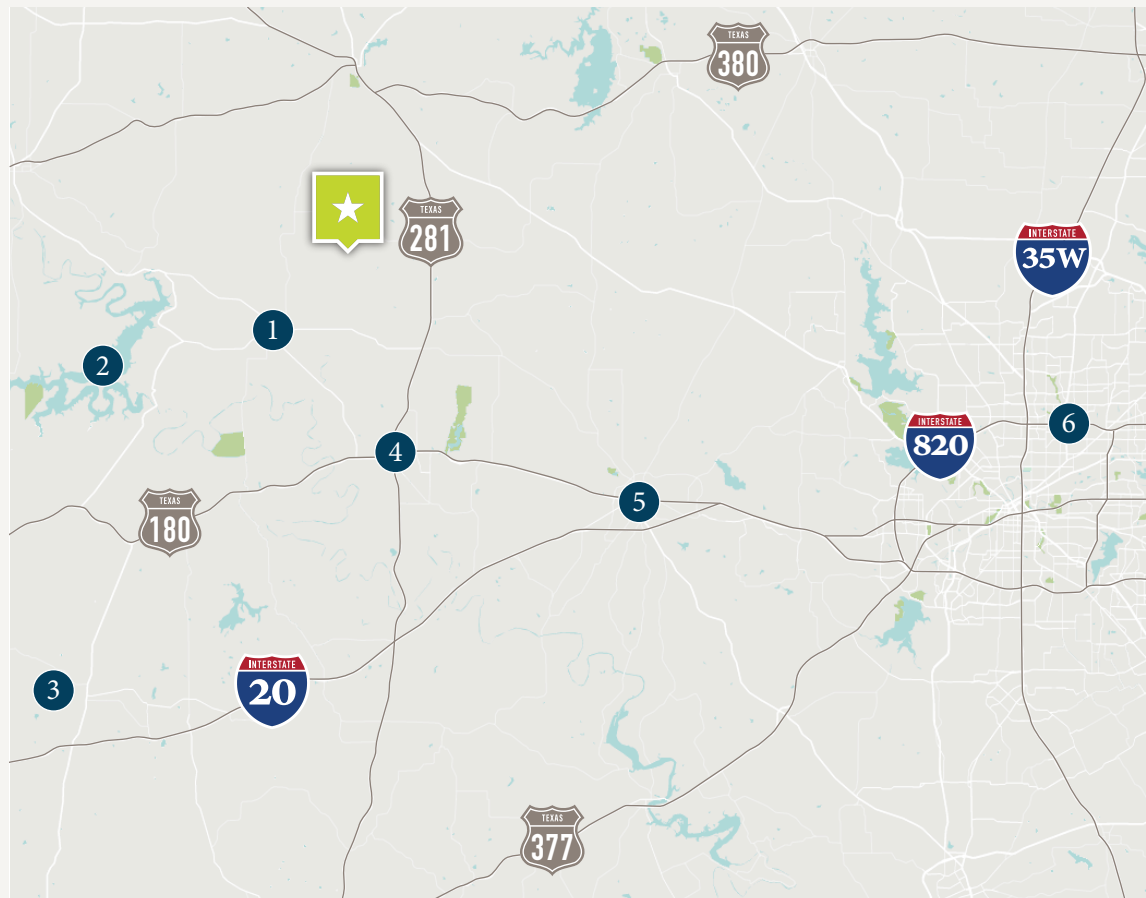
RECREATIONPossum Kingdom Lake
Palo Pinto Mountains State Park
Wildlife (Deer/Turkey/Hogs)
One (1) AC Enclosed food plot
Well production (170 GPM)

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1 GRAFORD

Nearest town; schools, services, and road connections at the property's doorstep.

2 POSSUM KINGDOM LAKE

Regional recreation draw with established resort, marina, and golf communities, a short drive away.

3 PALO PINTO MOUNTAIN STATE PARK

New 4,871-acre state park, the first in North Texas in 25 years. Opened in March 2026 within 16 miles of trails and 90 - AC Tucker Lake.

4 MINERAL WELLS

Revitalizing hub roughly 15 mi southeast. Baker Hotel (\$65M restoration), Crazy Water Hotel, Fort Wolters redevelopment, Poston Plaza Park.

5 WEATHERFORD

Growing suburban, commercial, and employment node; Largest city in Parker County.

6 DALLAS-FORT WORTH METROPLEX

Primary buyer feeder market.

PROPERTY FEATURES

- **Water-Secured** - four on-site production wells - reliable feature most area acreage lacks.
 - Four (4) wells, 700 ft deep, 244,800 gallons/day (170 GPM) combined output
- **Elevated Views** — Rolling topography creates high points with long, unobstructed views across multiple potential build sites.
- **FM 52 Frontage** — Direct frontage on FM 52 offers flexible access, convenient utility connections, and an easy link to the area's major thoroughfares.
- **Town-Adjacent & Lake-Proximate** — Close to Grafard and Possum Kingdom Lake, keeping services, schools, and infrastructure within reach while the land stays open and private.
- **Versatile Use** — The size, terrain, and access support estate-lot subdivision or a range of personal and small-business uses.
- **House:** Three (3) bed, Two (2) bath, 1,120 SF, with a 560 SF Patio
- **Barn:** 2,400 SF barn (open on both sides) with two (2) shipping containers for storage

SALE PRICE

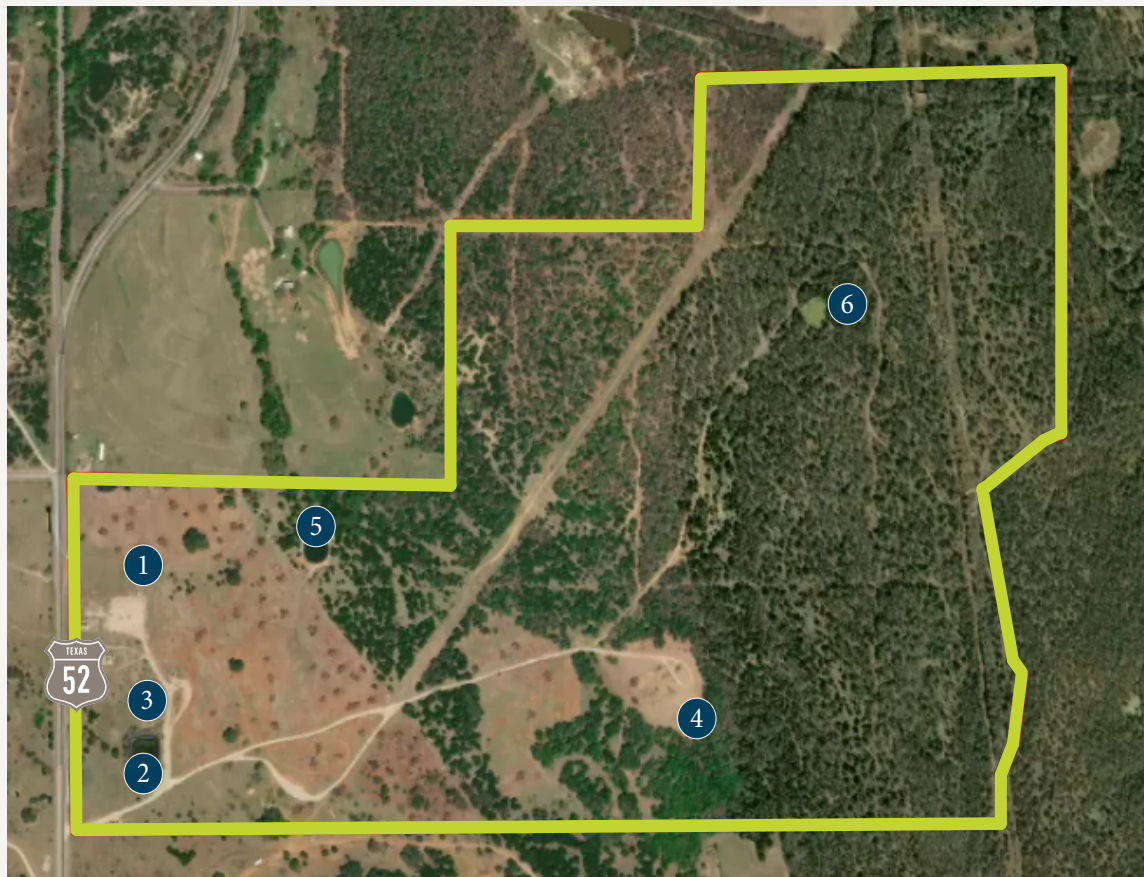
CONTACT BROKER

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1 WELL ONE
60 GPM
(+/-86,400 gallons/day)

2 WELL TWO
60 GPM
(+/-86,400 gallons/day)

3 WELL THREE
30 GPM
(+/-43,200 gallons/day)

4 WELL FOUR
20 GPM
(+/-28,800 gallons/day)

5 STOCK TANK ONE

6 STOCK TANK TWO

HIGH-YIELD MULTI-WELL WATER ASSET

- Four (4) high-yield wells producing 244,800 gallons per day
- Rare combination of land and water resources in Palo Pinto County
- Two stock tanks supporting livestock operations and recreational use
- Provides drought-resilient water supply
- Efficiently delivers water to four separate areas of the property
- Supports large-scale cattle operations
- Capacity to support recreational lakes and intensive irrigation systems
- Enhances long-term property value and usability
- Unlocks future development potential
- **Water! Water! Water!**

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SURVEY

PLAT OF SURVEY AND IMPROVEMENTS

OF A 195.552 ACRES TRACT OF LAND OUT OF THE MOREAU FORREST SURVEY, ABSTRACT NO. 177, PALO PINTO COUNTY, TEXAS

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON APRIL 26, 2021. THE DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON THE PLAT. THERE ARE NO ENCRoACHMENTS, CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT.

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN21394 FN210483



F.M. HIGHWAY NO. 52
(80' R.O.W.)

NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE LISTED IN GP NO. 210178 FROM FIRST AMERICAN TITLE GUARANTY COMPANY WITH AN ISSUED DATE OF MARCH 19, 2021

SUBJECT TO:

TEXAS POWER & LIGHT COMPANY
V. 144, P. 168 (SHOWN ON PLAT)
V. 183, P. 317 (SHOWN ON PLAT)
NORTH CEN-TEX GAS CO
V. 469, P. 156 (SHOWN ON PLAT)
SOUTHWESTERN GAS PIPELINE CO.
V. 492, P. 233 (NO DESCRIPTION)
TEXAS UTILITIES ELECTRIC CO.
V. 777, P. 911 (SHOWN ON PLAT)
TRIDENT NGL, INC.
V. 771, P. 506 (NO DESCRIPTION)
DYNegy MIDSTREAM SERVICES, LP
V. 1298, P. 690 (IN SVC OF TRACT)
PECAN PIPELINE CO.
V. 1529, P. 394 (SHOWN ON PLAT)

ADAM SHEEK SURVEY
ABSTRACT NO. 417

G.M. LASSITER SURVEY
ABSTRACT NO. 302

JUDITH DWORSKY
V. 2159, P. 262

RICHARD AND SCHEILA GARY
V. 1593, P. 491

MOREAU FORREST SURVEY
ABSTRACT NO. 177

THOMAS SIKES
V. 639, P. 317
V. 660, P. 528
V. 692, P. 704

195.552 ACRES

DANIEL TIMMONS
72.398 ACRES
V. 1672, P. 163

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE
ACCORDING TO FIRM MAP NO. 48363C0200F,
DATED APRIL 5, 2019

NOTE: NOT ALL INTERIOR PIPELINES MAY BE SHOWN

LINE	BEARING	DISTANCE
L1	S 89°26'30" E	1052.18'
L2	S 89°38'54" W	3768.73'
L3	S 89°26'30" E	1052.18'
L4	S 89°26'30" E	1052.18'
L5	S 89°26'30" E	1052.18'
L6	S 89°26'30" E	1052.18'
L7	S 89°26'30" E	1052.18'
L8	S 89°26'30" E	1052.18'
L9	S 89°26'30" E	1052.18'
L10	S 89°26'30" E	1052.18'

0 400 800 1200

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LOOKING WEST TOWARDS GRAFORD

PALO PINTO COUNTY DEMOGRAPHICS (EST 2026)

POPULATION

30K

MEDIAN
HOUSEHOLD
INCOME

\$71K

HOUSEHOLDS

12K

MEDIAN
NET WORTH

\$250K

TRAVEL TIMES (MINUTES)

GRAFORD

6

MINERAL
WELLS

16

POSSUM
KINGDOM LAKE

20

WEATHERFORD

30

PALO PINTO
STATE PARK

49

FORT WORTH

72

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GRAFORD, TX

Founded in the late 1880s and named for its position on the old road between Graham and Weatherford, Graford (pop. +/-550) has served Palo Pinto County ranch country for over a century. Today it's the gateway to Possum Kingdom Lake, drawing steady recreational traffic and second-home investment while keeping its small-town Texas character. Schools, services, and Graford ISD sit just six (6) minutes from the property, with Main Street connecting directly via Highway 52.

MINERAL WELLS, TX

Founded in 1877, Mineral Wells (pop. +/-15,000) built its name on water. After mineral-rich wells were discovered in the 1880s, the town boomed as one of the South's premier health resorts, drawing visitors by the thousands to drink and bathe in its famous "Crazy Water." The 1929 Baker Hotel crowned that era, and the town later hosted Fort Wolters, the Army's primary helicopter training base during Vietnam. Today, fifteen (15) miles southeast of the property, Mineral Wells is in genuine revival: the Baker Hotel's \$65M restoration, the reopened Crazy Water Hotel, and the new Palo Pinto Mountains State Park are pulling fresh attention — and capital — west of Fort Worth.



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IMPROVEMENTS

BEDROOM



LIVING ROOM



HOME DETAILS

- 1,120 SF
- 3 Bedrooms, 2 Bathrooms
- 560 SF Patio

BATHROOM



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IMPROVEMENTS

BARN



FIRE PIT



BACK ENTRANCE



FRONT PATIO/ENTRANCE



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Relentlessly Pursuing What Matters

Mark Boone

817-715-4732 | mboone@lancarte.com

Darren Cain

832-418-0611 | dcain@lancarte.com

Carson Wolfskill

817-938-2499 | cwolfskill@lancarte.com

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