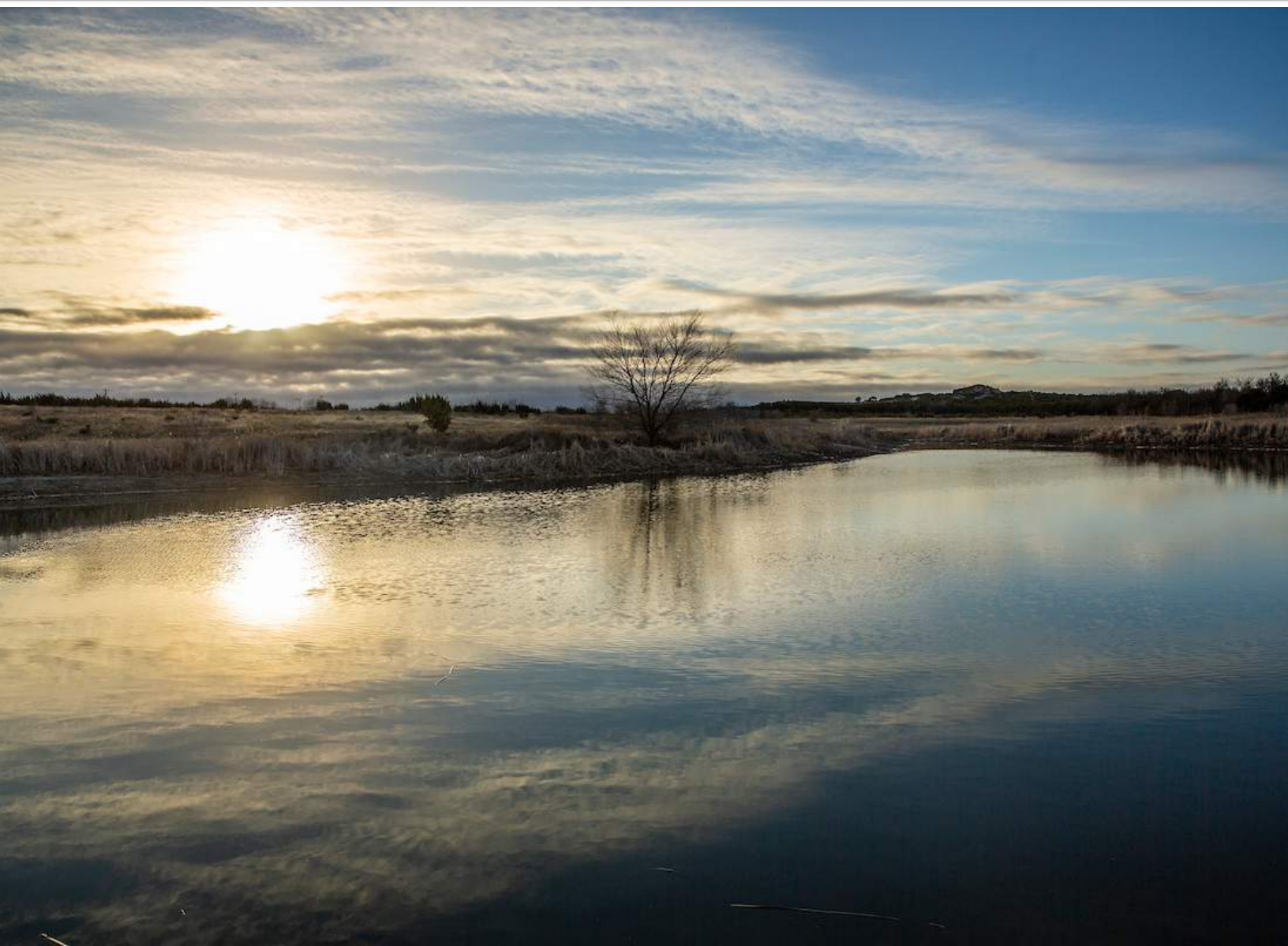


CRYSTAL SPRINGS RANCH 65± ACRE HOUSE LAKE TRACT

BOSQUE COUNTY, TEXAS

\$664,610



Office: (214) 361-9191
www.hrcranch.com

CRYSTAL SPRINGS RANCH - HOUSE LAKE TRACT

BOSQUE COUNTY, TEXAS | 65± ACRES



LOCATION: Ideally located ~7 miles south of Glen Rose, Texas, and just into the northern portion of Bosque County on CR 2720, the property is approximately 1 hour 30 minutes southwest of Dallas and 1 hour south of Fort Worth. Physical address is 593 CR 2720, Glen Rose, TX 76043

SUMMARY: Find your oasis here in beautiful Bosque County, on almost 65 acres with a hilltop home, big views, wildlife, water, and the peace and solitude of country living.

TERRAIN: Approximately 60' of elevation change occurs across the property as the land gently slopes to the north/northwest toward the lake. The setting is scenic with big hills in the distance and great views of the property and surrounding countryside. The land is predominately native pasture thick with a variety of grasses and pockets of tree and brush cover.

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WATER: The property features a wonderful 2+/- acre bass lake for your recreational enjoyment while also serving as a reliable water source for livestock and wildlife. Underground water is readily available with the property located above the prolific Trinity Aquifer and there is one water well currently in place that serves the home with a new water softener unit in place. Water is also piped to the barn and to two water troughs in the pastures.

STRUCTURAL IMPROVEMENTS: An ~1,800 SF 2 bed/2 bath brick home is perched on a hill overlooking the property with an attached 336 SF garage and concrete storm shelter that is accessed from inside the home. The interior of the home was recently repainted and is a clean blank slate awaiting the finish-out and touches of a new owner. New Anderson windows were also recently installed along with new HVAC unit and ducting, and hot water heater. A small, but quaint 600 SF barn is also on the property and located just north of the home.

ROADS & FENCING: The east side of the property fronts along Bosque County Road No. 2720 for ~1/2 mile and is high game fenced with a large gated entrance near the home. The remaining fences are all barbed and net wire low fences. The structural improvements are enclosed within ~1.25 acres that have been cross fenced. Most of the fences are like new and in great condition. Older perimeter fences are in good shape and appear to turn livestock.

LIVESTOCK & GRAZING: The owner utilizes the property as part of a rotational grazing program that includes almost 6,000 acres, ensuring that the pastures are not overgrazed.

WILDLIFE & HUNTING: Bosque County is known for its abundant wildlife and great hunting, and this area is no exception. The many areas and diverse types of cover, sources of native browse and forbs vegetation, and reliable water sources create great habitat for the deer, turkey, hog, dove, and varmint regularly found here and the lake is a frequent stop for waterfowl.



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MINERALS: Negotiable. The owner is believed to own a portion of the minerals. There's no production on the property. If desired, Buyer may have a mineral report conducted at Buyer's expense.

ELECTRICITY: United Cooperative Services provides electrical service to the property.

SCHOOL DISTRICT: Walnut Springs Independent School District

DEED RESTRICTIONS: As terms of a sale some deed restrictions will apply. Contact agent for more information.

TAXES: Property is ag-exempt and annual property taxes are estimated to be around \$1,360 for 2021.

PRICE: **\$10,250 per acre (\$664,610)**

ADDITIONAL ACREAGE: If additional acreage is desired, there are 97+/- adjoining acres to the north with a ~4 acre lake and 2,100' of the north Fork of Hill Creek that winds through, and there are 37+/- adjoining acres to the south. See our website for

additional listings of the Crystal Springs Ranch or contact agent for more details.

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

CONTACT:

Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

214-361-9191 office

214-361-2095 fax

Bret Polk- Agent

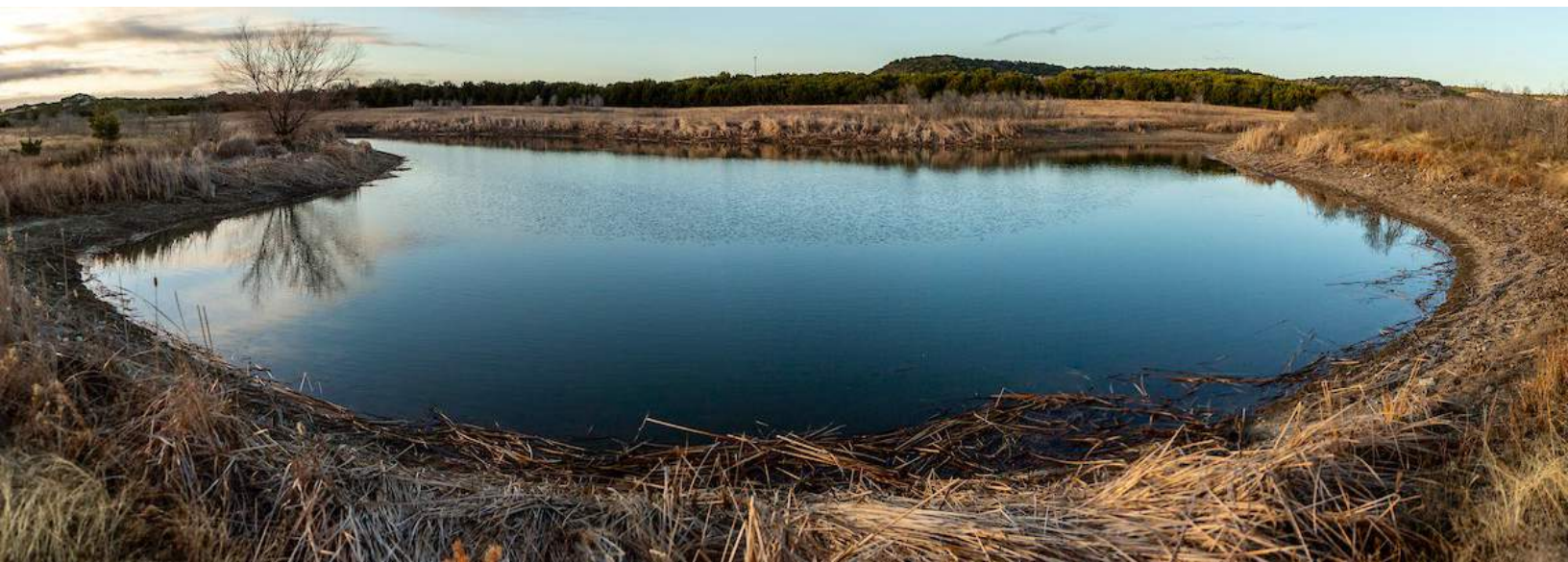
(254) 965-0349 mobile

bret@hrcranch.com



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Office: (214) 361-9191

Fax: (214) 361-2095

Bret Polk- Agent

bret@hrcranch.com

Mobile: (254) 965-0349

