



TREATY VISTAS
323+/- ACRES
HOOD COUNTY, TEXAS
\$1,776,500 (\$5500 PER ACRE)

TREATY VISTAS

HOOD COUNTY, TEXAS | 323+/- ACRES



LOCATION: The property is located in a desirable area 10 miles south of downtown Granbury, Texas, along the banks of the Brazos River near the west entrance to Pecan Plantation. Approximately 1 hour southwest of Ft. Worth and 1-1/2 hours southwest of Dallas.

DIRECTIONS: From Ft. Worth take US-377 south to Granbury and the intersection of TX-144. Go south on TX-144 toward Glen Rose, for 5.2 miles to an intersection with the Mambrino Highway. Turn left and proceed 4.5 miles along the Mambrino Highway to the gated entrance on the right. From Dallas take US-67 south to Glen Rose and the intersection of TX-144. Go north on TX-144 toward Granbury, for 8.4 miles to an intersection with the Mambrino Highway. Turn right and proceed 4.5 miles along the Mambrino Highway to the gated entrance on the right.

DESCRIPTION: Treaty Vistas offers a tremendous development opportunity just south of Lake Granbury across wooded rolling terrain, with big views, hills, valleys, spring-fed and seasonal creeks, abundant wildlife, Brazos River frontage, and close proximity to historic Granbury and Glen Rose. The area is home to great restaurants, shopping, numerous golf courses, community events, Lake Granbury, and Squaw Creek Reservoir. Some engineering and utilities are already in place for subdividing the east 200+/- acres of the property into a 77 lot ranchette sub-division, with lots ranging in size from 1.2 to over 5 acres. The property has the potential to gain greater lot density with the sewer and water facilities serving the site and further expanding lots on the additional land to the west. The utilities supplied to the site allow for a variation of densities and product types to meet the needs of various ranges of home prices and demand.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change



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HIGHWAY FRONTAGE & ACCESS: The east part of Treaty Vistas fronts along the Mambrino Highway for approximately 1,075' with one gated entrance currently in place. In addition to the Mambrino Highway frontage, the property also offers two additional points of access to Hermosa Hills Court at the northwest corner, and Hayworth Highway by way of deeded easement at the southwest corner of the property.

UTILITIES:

Water - Acton Municipal Utilities District (AMUD)
CCN No. 12971

Electric - United Cooperative Services Inc.

Sewer - Existing on-site sewer facility in place operated by Aqua America and is expandable up to 600 homes.

FLOOD PLAIN: According to the Federal Emergency Management Agency's Flood Insurance Rate Map for Hood County, panel no. 48221C0350D, effective date, August 16, 2012, only a tiny portion of the property along the lower river bank lies within Zone AE (Area subject to inundation by the 1% annual-chance flood event). See flood map for more details.

TERRAIN: Ranging in elevations from 620' +/- along the bank of the Brazos River to 775' +/- atop a plateau on the north portion of the property, Treaty Vistas provides approximately 155' of scenic rolling elevation change. Large live oaks are scattered throughout along with elm, red oak, cottonwood, hackberry, mesquite, and cedar.

WILDLIFE: A refuge for wildlife, Treaty Vistas is home to whitetail deer, turkey, hog, varmint, song birds, and more.

SURFACE WATER: The property has approximately 1/10 of a mile of high banked Brazos River frontage along the southeast with big views, spring fed and seasonal creeks meandering through, and a nice constant level 1.25 +/- acre spring-fed pond.

EASEMENTS: Multiple electric transmission line and pipeline easements cross the property.

MINERALS: There is production on the property with one operating well site. No minerals are being offered with the sale, however, the owner would consider providing a surface waiver on the remainder of the property.

ROCK QUARRY: A portion of the property was once utilized as a rock quarry and continues to have income potential.

SCHOOL DISTRICT: The property is in the Granbury Independent School District with Mambrino Elementary less than a ¼ mile just up the road.

TAXES: Property is ag-exempt and annual property taxes are believed to be around \$2,800 per year.

PRICE: \$5,500 per acre (\$1,776,500)

CONTACT:

Hortenstine Ranch Company, LLC (Broker)
10711 Preston Road, Suite 240
Dallas, Texas 75230
214-361-9191 office, 214-361-2095 fax

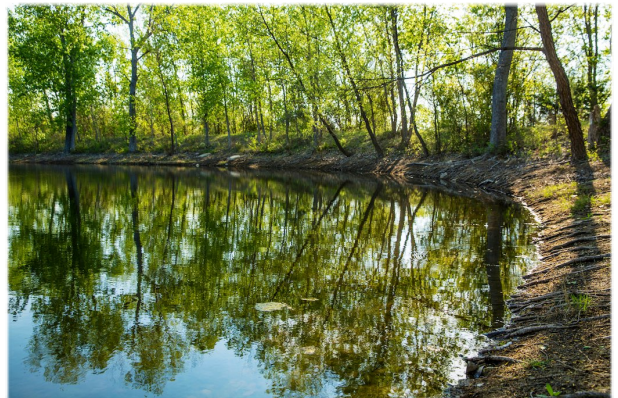
Bret Polk- Agent
254-965-0349 mobile
bret@hrcranch.com

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www.hrcranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Bret Polk- Agent

bret@hrcranch.com

Mobile: (254) 965-0349

