

# CRYSTAL SPRINGS RANCH 97 $\pm$ ACRE ALICE LAKE TRACT

BOSQUE COUNTY, TEXAS

\$887,065



Office: (214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)



# CRYSTAL SPRINGS RANCH - ALICE LAKE TRACT

BOSQUE COUNTY, TEXAS | 97± ACRES



**LOCATION:** Ideally located ~7 miles south of Glen Rose, Texas, and just into the northern portion of Bosque County on Bosque County Road No. 2720, the property is approximately 1 hour 30 minutes southwest of Dallas and 1 hour south of Fort Worth.

**SUMMARY:** At just under 100 acres this slice of Bosque County checks off a lot of boxes with great surface water, scenic terrain,

abundant wildlife, building sites, outstanding proximity to Dallas/Fort Worth, and is only minutes from historic Glen Rose, Fossil Rim, Dinosaur Valley State Park, and Rough Creek Lodge. Whether you're searching for the perfect spot to build and put down roots, or just a nice get-away in the country, the Alice Lake Tract at Crystal Springs Ranch is ready to be yours.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.





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**WATER:** The highlight of the property is a 4+/- acre bass lake fed by ~2,100' of the clear flowing north fork of Hill Creek. Additional water features include a small stock pond and seasonal creek. Underground water is readily available with the property located above the prolific Trinity Aquifer. New water wells are commonly drilled to depths of 500'-600' in this area. An old water well is located on the property near the county road at the site of what was once a windmill, but is not in service at this time.

**TERRAIN:** The property is located in a great setting and feels somewhat nestled in amongst the many big hills that surround this area. These hills in the distance and particularly those to the west, form the valleys and head waters of the north fork of Hill Creek. This tributary of the Brazos River gives shape to the land as it carves its way through the property. Here you'll find gently rolling to sloping native pastures with scattered woods and brush that mainly consist of willows and button brush near the lake, and cedar, sumac, bumelia, cedar elm, mesquite, and hackberry along the hillsides and upland areas. Ranging in elevations from approximately 868' to 923' above sea level, the topography offers ~55' of change and multiple potential building locations with a lake view.

**WILDLIFE & FISHERY:** The property has not been leased or hunted in years, and you can quickly see that the wildlife have been largely undisturbed and feel right at home. The abundance of water, native vegetation, and areas of thick cover combine to provide great wildlife habitat for deer, turkey, hog, dove, and varmint, and the lake is frequented by migratory duck and geese. The lower lying southeast portion of the property along Hill Creek could potentially be developed to create a managed wetland area if waterfowl are a priority. The lake offers great bass fishing and with some management could grow some real trophies, or simply continue to be enjoyed as it is with family and friends.



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**FENCING & ROADS:** The perimeter fences around the property range in condition from good to excellent. The east fence line stretches along CR 2720 for ~2,350' and is high fenced with two gated entry points. The north boundary is also high fenced. The south and west fences are standard height barbed & net wire t-post fences. Interior roads and trails are few, offering the new owner the opportunity to blaze their own.

**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.

**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 area and there is a line already in place that runs across the south portion of 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 \$130 for 2021.

**PRICE:** **\$9,145 per acre (\$887,065)**

**ADDITIONAL ACREAGE:** If additional acreage and an existing home are desired, there are 65+/- adjoining acres to the south with a hilltop brick home and ~2 acre lake, and 90+/- adjoining acres to the west with a mobile home, barn, water well, 2 stock

ponds, and highway 144 frontage, that are also available. 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.

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### CONTACT:

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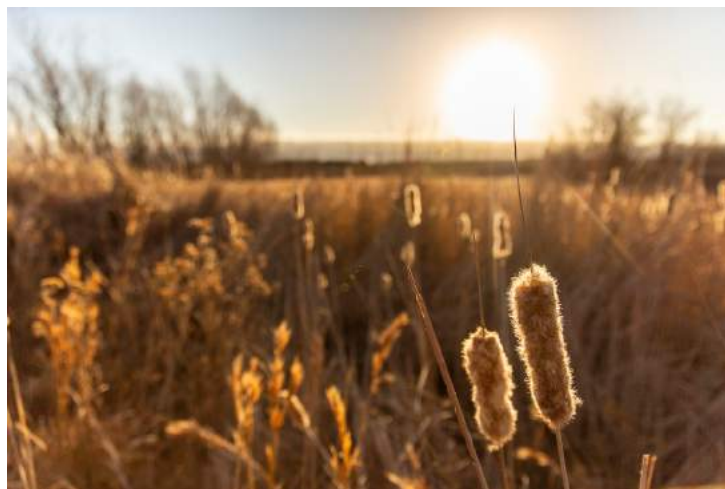
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**Hortenstine Ranch Company, LLC (Broker)**

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