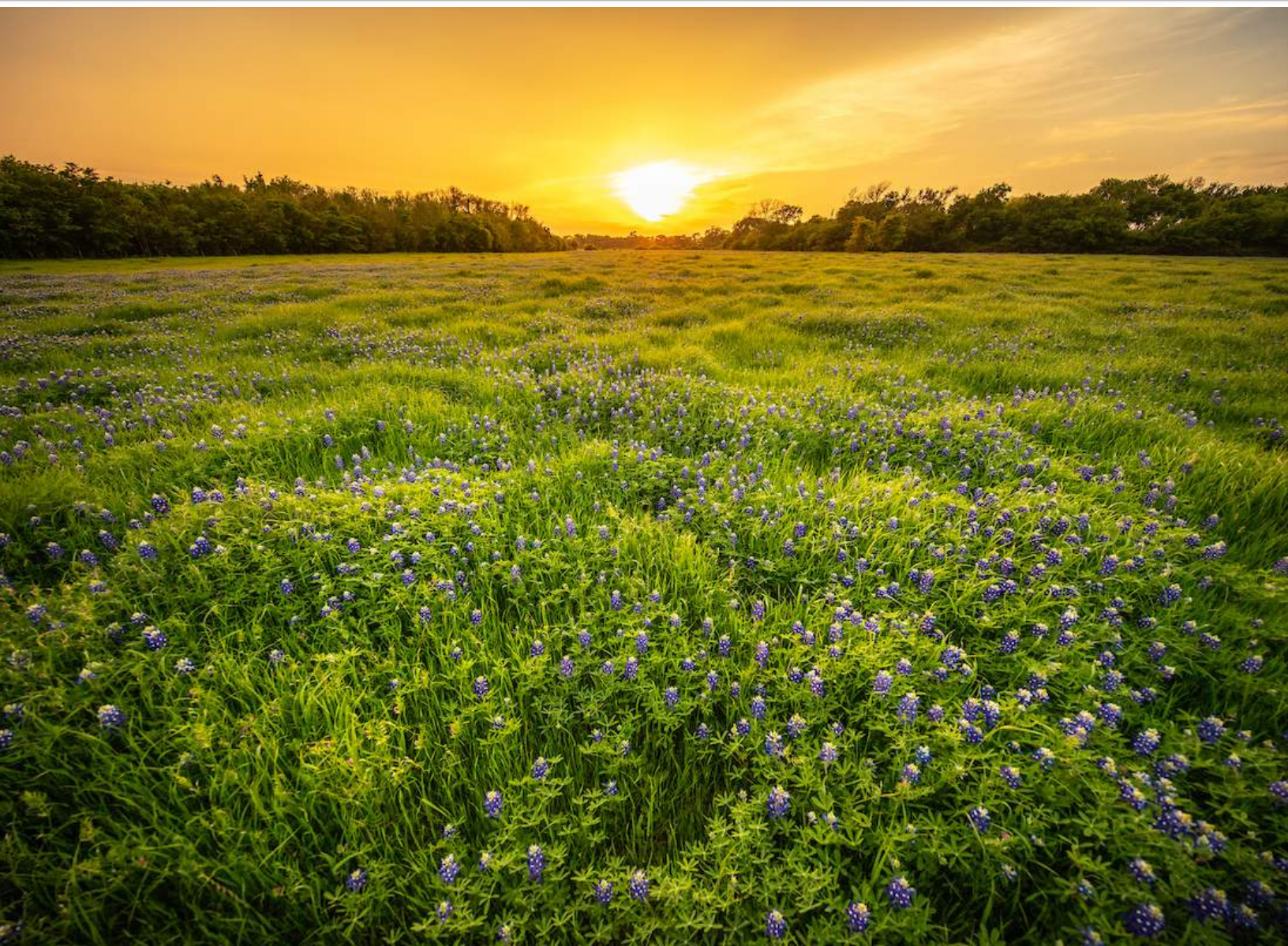


THREE CREEKS RANCH

312± ACRES

LIMESTONE COUNTY, TEXAS

\$1,138,800 (\$3,650 PER ACRE)



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

THREE CREEKS RANCH

LIMESTONE COUNTY, TEXAS | 312± ACRES



OVERVIEW: Optimal seclusion, superior views, excellent hunting and convenient proximity to the DFW Metroplex awaits at Three Creeks Ranch. Ample opportunities abound for whitetail deer, waterfowl, feral hogs, varmints and dove. The ranch is approximately 312+/- acres and is a prime example of quality land stewardship. It makes for a great recreational and cattle combination.

LOCATION: Three Creeks Ranch is located off County Road 218 near Coolidge, Texas. It is located approximately 86 miles south of Dallas, 40 miles northeast of Waco and 175 miles NW of Houston. The ranch is on the border of Limestone and Navarro Counties, with Pin Oak Creek serving as the Northern Boundary line.

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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WILDLIFE & HUNTING: Surrounded by big neighbors, Three Creeks Ranch is a perfect year-round recreational ranch. Whitetail deer, feral hogs, waterfowl, dove, coyotes, and bobcats can all be found on the ranch. Outside of keeping the hog population under control, the ranch has been lightly hunted over the last several years, making the ranch a wildlife sanctuary. 3 duck sloughs are currently in place in between Munger Branch and Pin Oak Creek offering a great option for hunting wintering waterfowl. There are numerous spots to introduce managed wetlands if so desired. The creeks and most of the ponds can be fished, and there are a few spots to put in some larger ponds.

CATTLE: Three Creeks Ranch is also a very good cattle ranch. It is currently grazed by the ranch owner and is managed the right way. That is evident upon entering the ranch. He has conservatively run 35 AUs under his management. The ranch is cross fenced into four main pastures. A great set of working pens are located near the SW corner of the ranch. Adjacent to the cattle pens is a hay trap that holds approximately 125 large round hay bales.

SURFACE WATER: Three Creeks Ranch is well watered offering a dependable water source for wildlife and livestock. Pin Oak Creek serves as the northern boundary line of the ranch and runs for approximately 1.14 miles. Alligator Creek feeds into Pin Oak Creek close to the NW corner of the ranch. Munger Branch traverses through the middle of the ranch, running west to east, for approximately 1 mile.

Three Creeks Ranch also has 7 ponds and 3 duck sloughs. The largest pond is approximately over half an acre, and the largest slough is approximately 1.4 acres.



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TERRAIN & TOPOGRAPHY: Three Creeks Ranch has strong native grasses and excellent tree diversity. Throughout the ranch a variety of oaks, pecans, elm and mesquite trees can be found. Three Creeks Ranch has beautiful rolling topography throughout the ridge line that runs along the southern portion offering tremendous views across the ranch and to the north. Overall, the ranch has ~60-70' of elevation change. The high point on the ranch is approximately 470' above sea level. The average annual participation in Limestone County is approximately 38".

MINERALS: Seller owned minerals are negotiable.

DIRECTIONS: From Dallas, take I-45 South to Highway 14 in Richland, TX towards Wortham. Travel approximately 10 miles to turn right onto FM 27. Travel approximately 3.7 miles to take a right onto FM 638. After 2 miles turn left onto CR 214. After 1.1 miles, turn right onto CR 218 to travel approximately 1.1 miles to the ranch gate entrance on the right.

From Waco, take Highway 84 East for approximately 21 miles to turn left onto FM 73. After 11.6 miles turn right onto State Highway 171. After 2.7 miles turn left onto FM 27. Travel 1.25 miles to take a left onto CR 218. After 3.2 miles the ranch gate entrance will be on the left.

TAXES: Three Creeks Ranch is under an ag. exemption. The taxes were approximately \$202.82 per Limestone County Tax Assessor.

PRICE: **\$1,138,800 (\$3,650 per acre)**

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:

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Chance Turner- Agent

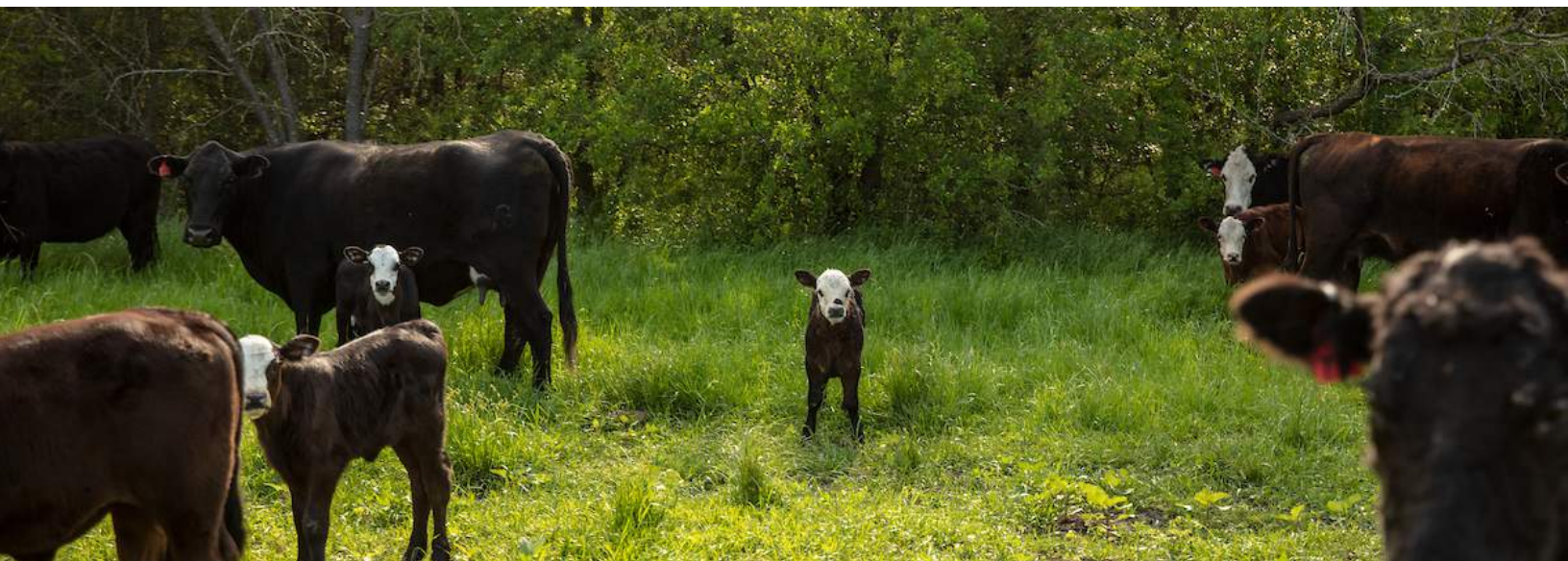
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