

SAVANNA LAKE RANCH

80± ACRES

BOSQUE COUNTY, TEXAS

\$336,000



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

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LOCATION: Ideally located in the northeastern portion of Bosque County, approximately 2.0 miles west of the town of Kopperl, Texas, the property is an easy 1.5 hours southwest of Dallas, 1.0 hour south of Fort Worth, and 1.0 hour northwest of Waco.

SUMMARY: The Savanna Lake Ranch is a great combination use property with ample pasture and grasses for grazing, surprising amounts of cover for wildlife, and good surface water sources. The property was once part of a sand and gravel mining operation, and is an excellent example of the owner's land stewardship and reclamation efforts.

WATER: The main body of water is a quarry lake that accounts for over 3 acres of surface water and is an reliable source of fresh water for livestock, wildlife, and/or recreational use. A wet weather branch winds through the Cottonwood bottom and center of the property from north to south. There are no water wells on the property at this time, but underground water is generally easy to find in this area and it is believed that a water well could be successfully drilled if so desired.

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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PASTURES: The eastern most 25+/- acres of the ranch is some of the thickest switchgrass (believed to be Alamo variety) you will ever see. On our initial visit to view the property for listing we viewed areas where the grass was 8'-12' tall and so thick visibility was only a few feet. This pasture has been cut and baled in years past, and could be utilized once again for hay production. The western pasture covers approximately 19 acres and primarily consists of perennial and native grasses.

HUNTING AND WILDLIFE: The property has not been hunted in years, but appears to have enough vegetation and cover that it will attract and hold plenty of game. The current switchgrass growth is so thick, you hear the hogs running through it, but you may never see them. A nice stand of Cottonwoods line a wet weather branch near the center of the ranch and appears to be a well-used travel corridor for all types of wildlife including deer, turkey, hog, and varmint.

ROADS AND FENCING: The ranch has road frontage along two sides as the west boundary fronts along Bosque County Road No. 1165 for ~1,340' and the south boundary fronts along Bosque County Road No. 1160 for ~ 2,200'. The property is pretty raw with very few ranch roads or trails in place. Perimeter fencing ranges in condition from good to poor. The east boundary is currently unfenced, but would be fenced as a condition of a sale.

MINERALS: Minerals are negotiable.

EASEMENTS: There are no pipeline, large transmission line, or neighboring land owner access easements encumbering the property.



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ELECTRICITY: United Cooperative Services provides electrical service to the area with lines in place along the county roads.

SCHOOL DISTRICT: Kopperl Independent School District

PRICE: \$4,200 per acre (\$336,000)

CONTACT:

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