

# BATTLE HILL RANCH

218+/- ACRES

EASTLAND COUNTY, TEXAS

\$539,550 (\$2,475/ACRE)



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



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**DESCRIPTION:** Quality property with big views, an excellent internal road system, and great hunting & fishing. The land feels much larger due to the variety of habitat and terrain, including a large tributary of Battle Creek. There are big neighboring ranches on the west and east sides of the property further enhancing the hunting. A hunter's camp with electricity is located just inside the front gate and there are four (4) blind and feeder set-ups with multiple food plots. This is an excellent hunting property with plenty of native grass to run a few head of cattle.

**LOCATION:** Located approximately 8 miles north of Cisco, Texas on County Road 107 in Eastland County. There is 1/2 mile of road frontage on County Road 107 providing good access.

**DIRECTIONS:** From Cisco, go north on Highway 6 towards Albany. Travel 8 miles north of downtown until you come to FM 562 on the left. Turn left on FM 562 (dirt road) and travel approximately 1/2 mile to CR 107. Turn left on CR 107 and continue 1.9 miles to the fork in the road. Turn left at the fork and continue .8 miles until reaching the entrance on the right.

**TERRAIN:** This property has a large hilltop in the southeast corner providing distant views in all directions. Large neighbors include a 2800 +/- acre ranch to the west and a 1200 +/- acre ranch to the east. The land has nice rolling terrain throughout with a tributary of Battle Creek traversing the center of the ranch making a nice natural draw from north to south.

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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**VEGETATION:** The ranch has very thick vegetation with native grasses and diverse tree cover. Trees consist of large bull mesquite, scattered live oak, post oaks and hackberries with very little cedar. Browse for wildlife includes greenbrier, catclaw, and a mix other beneficial species. Grasses are plentiful and all native including grasses such as little bluestem and sideoats grama.

**WATER:** There are three (3) earthen stock tanks on the property with good water clarity. The central tank has been stocked with bass and provides great fishing. Battle Creek is a short distance from the ranch with a drainage meandering through.

**WILDLIFE:** Rio Grande turkey, whitetail deer, feral hogs, dove, bobwhite quail, coyotes, bobcats, and variety of other wildlife species inhabit this property. This is an excellent smaller hunting property with four (4) large food plots and a good system of roads to access all areas of the property.

**IMPROVEMENTS:** The hunters camp location has three (3) 20 x 8 foot metal sea containers. One container is for storage with room for a utility vehicle and feed. The other two containers have been converted into a sleeping bunkroom and the other into a kitchen with a bathroom. These two containers have also been covered with a large metal frame roof structure to provide shade and protection from bad weather. There is a rain water catchment system in place to gather rain from the roof and supply the camp area with water.

**FENCING:** Perimeter fences are in good to fair condition.

**UTILITIES:** Electricity is provided by Comanche County Electric Cooperative. Neighbors to the west have drilled a good water well and there is believed to be plenty of ground water. It appears likely that a water well could be drilled on the subject property.



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**MINERALS:** Minerals are negotiable and owner is believed to have approximately 15-18% of the mineral estate.

**LEGAL DESCRIPTION:** 218.19 acres out of 3187 TE&L Co, Abstract 525 fronting on County Road 107 in Eastland County, Texas.

**BROKER NOTICE:** Buyer's brokers/ agents must be present on the first tour of the property and knowledgeable about farm and ranch real estate to participate in the real estate commission. This is private property and the listing agent must be present on all showings.

**COMMENTS:** This property is a very nice Eastland County hunting property nestled between two very large neighboring properties. It is perfect for recreation, hunting, fishing, running a few cows or building a home in a scenic rural setting.

**TAXES:** Property is agricultural exempt through wildlife management. There have not been any cattle on the property in a good while.

**PRICE:** \$2475 per acre (\$539,550)

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## CONTACT:

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