

Rocking Rafter T Ranch
350 County Road 2480
Hico, TX 76457

\$399,900
21.764± Acres
Bosque County



Rocking Rafter T Ranch
Hico, TX / Bosque County

SUMMARY

Address

350 County Road 2480

City, State Zip

Hico, TX 76457

County

Bosque County

Type

Recreational Land, Hunting Land

Latitude / Longitude

31.97193 / -97.9123094

Taxes (Annually)

1305

Dwelling Square Feet

3200

Acreage

21.764

Price

\$399,900

Property Website

<https://twinbendsrealty.com/property/rocking-rafter-t-ranch-bosque-texas/7828/>



PROPERTY DESCRIPTION

If you are in search of a turn-key ranch that is move-in ready, look no further than the Rocking Rafter T Ranch. The current owner bought the ranch in 2015 and has made substantial improvements to the 21.764 acres. A home site pad has already been built and the house plans will convey with the property.

Improvements: 1,800 sq. ft. insulated barndominium, custom oak cabinets, HVAC, Browning 24 Bolt vault door, three-alarm systems, cell phone/internet booster, and a concrete bunker. 1,400 sq. ft. of insulated shop space with built-ins. Pipe entry gate with automatic lock and opener. Underground utilities, septic, and Trinity water well. All-weather road. Custom pond with catfish, bass, and baitfish. 3 Acre food plot. RV hook-ups on both ends of the main building.

Utilities: The water well is approx. 460' deep in the Trinity aquifer. It produces 15 GPM. 200 Amp service to the Barndominium and all utilities are run underground. 250-gallon propane tank. Septic system. RO system is in-line for the water supply to the barndominium. Washer and Dryer connections. Bathroom in the shop.

Topography: The property has a nice roll to it and is located at an elevation of 980' being North of the Bosque River valley. The property is 85% covered in Live oaks, Post oaks, Cedar Elms and brush. 15% is manicured to resemble a golf course and a 3-acre food plot.

Fencing: A new pipe entrance gate has been installed with an automatic opener and locking mechanism. The perimeter is six strand barbwire and goat wire on the West section. The brush line has been cleared back and the perimeter is drivable.

Water Features: A custom-designed fishing and swimming hole complete with covered dock and island that was built in 2015. There is a water line that runs to the pond from the well house, but the run-off has been enough to keep the pond full since 2015. The stockpile of baitfish is currently helping to produce channel cats (stocked 2016) north of 10 lbs. and black bass (stocked 2018) averaging 2lbs or better. There is a solar panel installed that runs the fish feeder, as well as a galvanized swim ladder.

Game: Whitetail deer, dove, channel catfish, black bass, brim, and an occasional turkey or two.

Equipment: LS4010 4-wheel drive tractor with front end loader. PTO driven brush chipper, Box Blade, and shredder. Zero-turn mower with some accessories such as gas cans, blades, oil, etc.

Minerals: Seller believes that they received a portion of the mineral estate when they purchased the property in 2015. We are trying to determine how much interest is intact. Seller is willing to convey 100% of their interest in the mineral estate with an acceptable offer.

Location: From Tommy's Gas Station in Iredell head North on Hwy 6 approximately 2.4 miles and turn West onto CR 2480. The property is 6/10ths of a mile down on the right. SOP.

Exclusively Listed by Twin Bends, LLC, Call Daryl Weems [254-723-1248](tel:254-723-1248). Twin Bends Realty strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

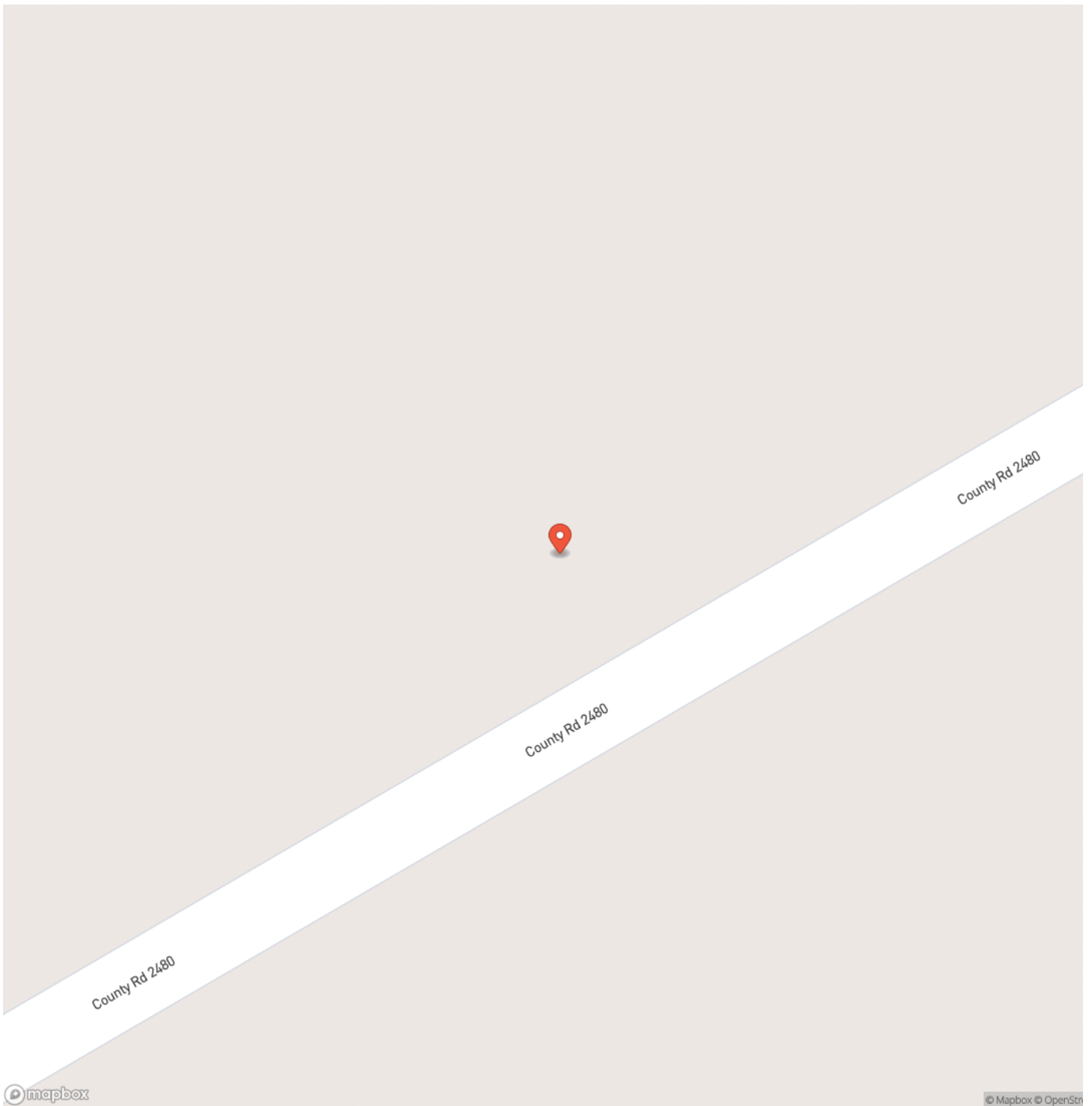
*Buyers brokers must be identified upon the first contact and must accompany buying prospect on first showing to be allowed the possibility of fee participation. If this condition is not met, fee participation will be at the sole discretion of this firm.



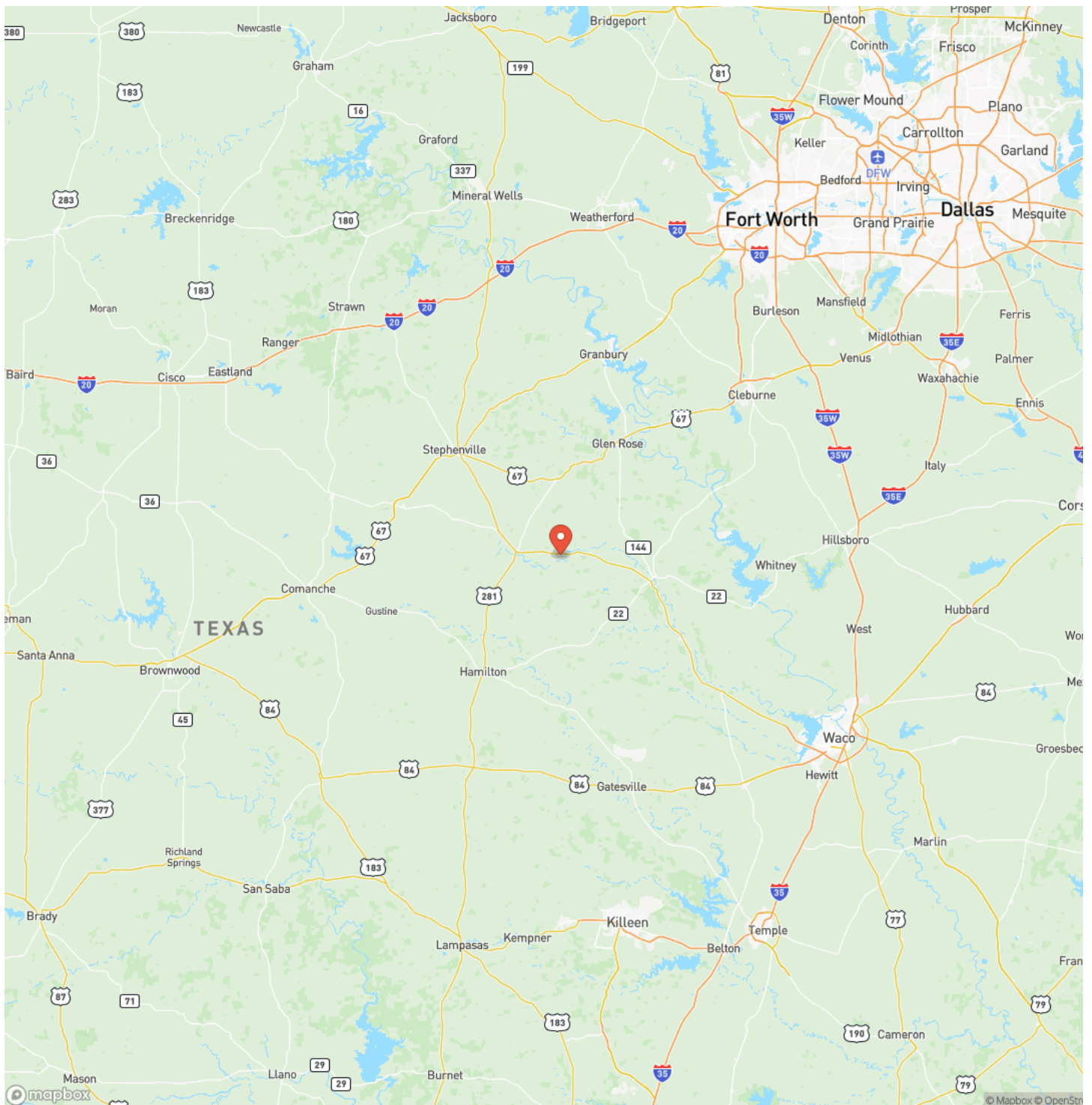
Rocking Rafter T Ranch
Hico, TX / Bosque County



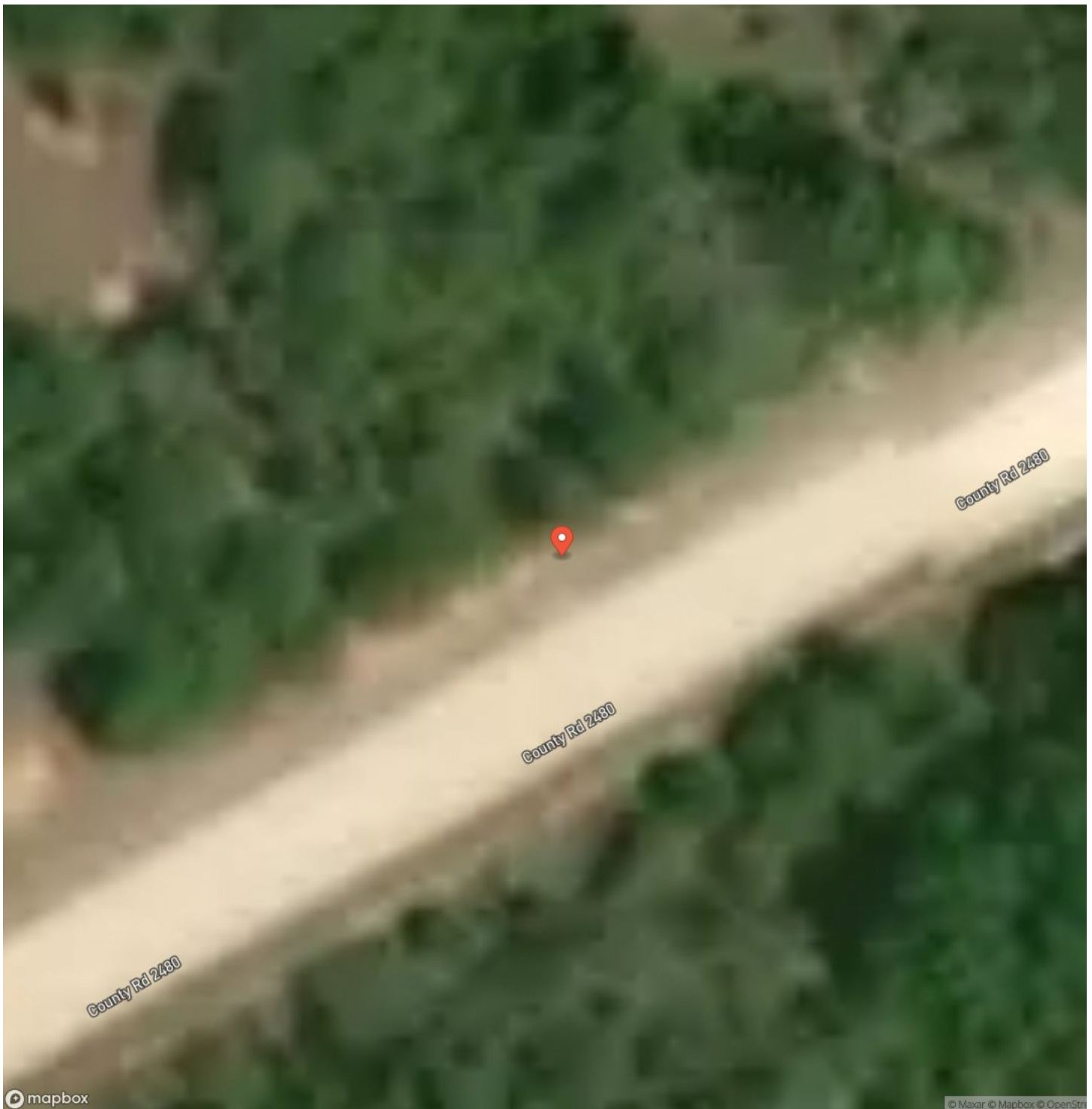
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Daryl Weems

Office

(254) 723-1248

Email

daryl.weems@gmail.com

Address

425 Twin Bends Road

City / State / Zip

Crawford, TX 76638

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Twin Bends Realty
425 Twin Bends Road
Crawford, TX 76638
(254) 723-1248
darylweems.com

