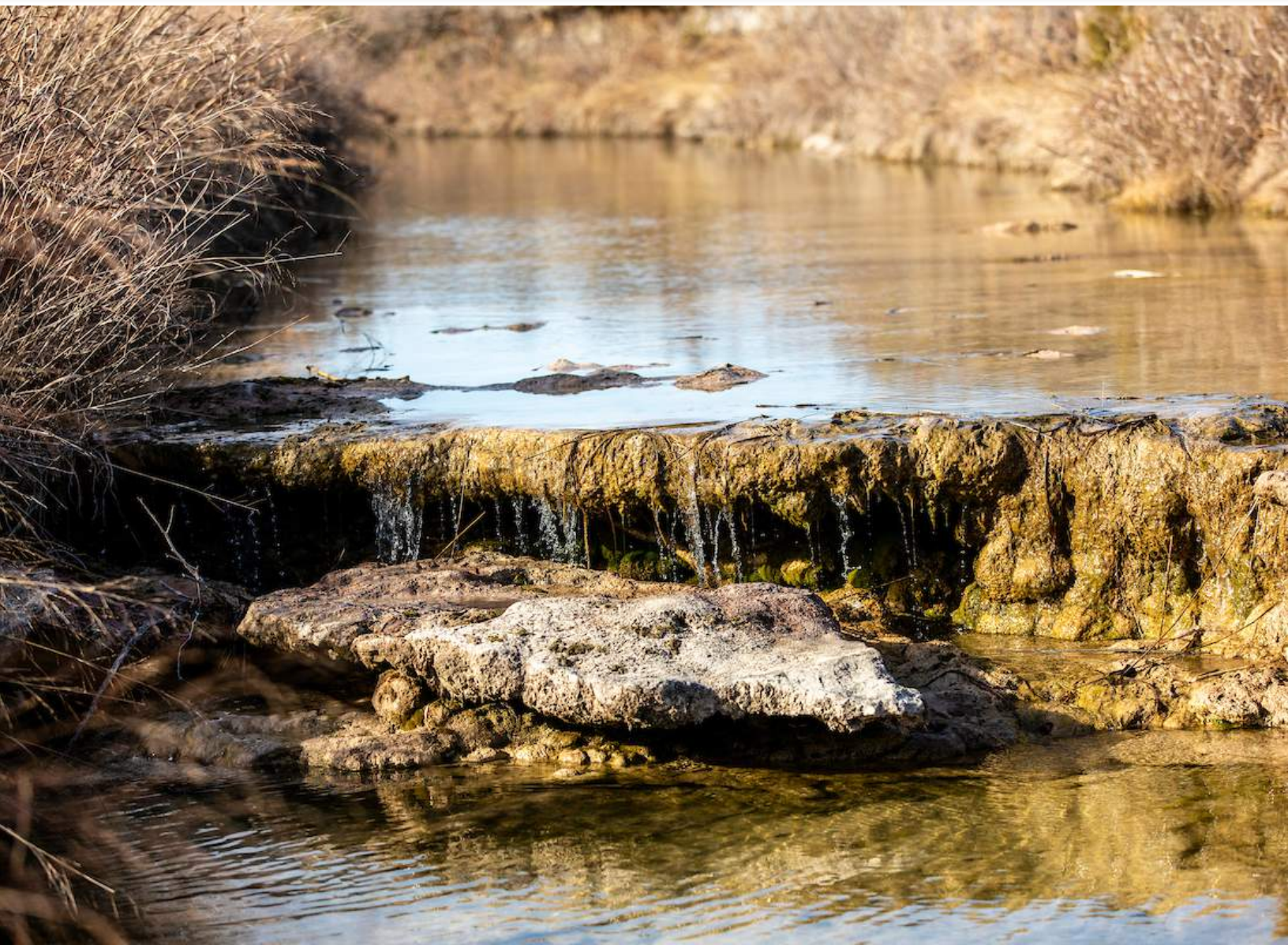


# CRYSTAL SPRINGS RANCH 35± ACRE HILL CREEK TRACT

BOSQUE COUNTY, TEXAS

\$525,150



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



# CRYSTAL SPRINGS RANCH - HILL CREEK TRACT

BOSQUE COUNTY, TEXAS | 35± ACRES



**LOCATION:** Ideally located ~10 miles south of Glen Rose, Texas, and just into the northern portion of Bosque County on Bosque County Road No. 2730, the property is approximately 1 hour 35 minutes southwest of Dallas and 1 hour 5 minutes south of Fort Worth.

**SUMMARY:** Live water, topography, multiple building sites, and big views, all on ~35 acres!

**TERRAIN:** The land is primarily open rolling to gently sloping native pasture with a few live oaks, china berry, and some areas of sumac. ~50' of elevation change occurs with two nice elevated points and potential building sites that overlook most all of the property, Hill Creek, and a large portion of the 5,000+ acre ranch to the north.

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





# CRYSTAL SPRINGS RANCH - HILL CREEK TRACT

## BOSQUE COUNTY, TEXAS | 35± ACRES

**WATER:** The spring-fed South Fork of Hill Creek winds its way through the property providing over 2,300' of frontage along both sides. Natural rock shelves and water falls are just a few of the unique features to be found. A concrete creek crossing is in place providing easy travel through the property, and backs up a nice stretch of water. There's also a wet-weather creek that meanders through for over 1,000' and converges with Hill Creek on the property. 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. There are believed to be two old water wells on the property at was once the location of an old country school house.

**ROADS & FENCING:** The north side of the property offers ~4,100' of road frontage along Bosque County Road No. 2730. The fencing along CR 2730 is new and in excellent condition with 4 gated entry points. A winding pasture trail leads into the property, across the creek, and up to the top of the hill. Almost 2,600' of the south fence line was recently repaired and is in good condition. The remaining ~1,790' of south fence line is a combination of old low and high fencing.

**WILDLIFE:** The property is primarily open and not likely to hold a lot of wildlife, but Hill Creek is a reliable water source and travel corridor for wildlife as they move in and around the area. Deer were recently viewed on the property and numerous antler rubs found (see photos).

**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.



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# CRYSTAL SPRINGS RANCH - HILL CREEK TRACT

BOSQUE COUNTY, TEXAS | 35± ACRES



**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 with lines near 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 were \$56.64 for 2020.

**PRICE:** **\$15,000 per acre (\$525,150)**

**ADDITIONAL ACREAGE:** See our website for additional listings of the Crystal Springs Ranch or contact agent for more details. Will divide.

**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:

### Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

214-361-9191 office

214-361-2095 fax

### Bret Polk- Agent

(254) 965-0349 mobile

bret@hrcranch.com



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# CRYSTAL SPRINGS RANCH 35± ACRE HILL CREEK TRACT

BOSQUE COUNTY TEXAS

\$525,150



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Office: (214) 361-9191

Fax: (214) 361-2095

**Bret Polk- Agent**

[bret@hrcranch.com](mailto:bret@hrcranch.com)

Mobile: (254) 965-0349

