

CRYSTAL SPRINGS RANCH
90± ACRE HIGHWAY 144 EAST TRACT
BOSQUE COUNTY, TEXAS
\$637,650




HORTENSTINE
RANCH COMPANY

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

CRYSTAL SPRINGS RANCH - HWY 144 EAST TRACT

BOSQUE COUNTY, TEXAS | 90± ACRES



LOCATION: Ideally located ~7 miles south of Glen Rose, Texas, and just into the northern portion of Bosque County on Highway 144, the property is approximately 1 hour 30 minutes southwest of Dallas and 1 hour south of Fort Worth. Physical address is 6174 South Hwy 144, Glen Rose, TX 76043

SUMMARY: 90+/- inviting acres welcome you to Bosque County, and if it's a small farm you're after, then look no further. The land is

ideal for cattle and/or horses, managing pastures for hay production or cultivation, and an abundance of wildlife roam the area. The homestead is located near the highest point on the property where you can enjoy distant vistas and take advantage of easy access to and from pavement. Last, but certainly not least, the property is only minutes from Glen Rose and Walnut Springs, and offers great proximity to Dallas/Fort Worth. May divide.

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 - HWY 144 EAST TRACT

BOSQUE COUNTY, TEXAS | 90± ACRES

TERRAIN: Big hills surround the south and west parts of the property in the distance, giving it a somewhat sheltered and unique feel. These large hills are the beginning of the north fork of Hill Creek watershed as the land gently slopes from the west/southwest to the east/northeast toward this tributary. Surprisingly there's an overall elevation change of ~80' across the property that creates some big scenic views. Approximately 7 acres of the property is cross fenced off near the southwest corner around the existing home and barn, but the remainder of the land is primarily native pasture and formerly cultivated land. Soils primarily consist of Denton silty clay and Purves clay.



WATER: Approximately 870' of the north fork of Hill Creek passes through the northeast portion of the property where it is dammed up and creates one of the two stock ponds that you will find here. Underground water is readily available with the property located above the prolific Trinity Aquifer and the property has one water well in place near the home. This well is piped to a water trough near the barn.



STRUCTURAL IMPROVEMENTS: A 2,075 SF double-wide mobile home and 1,650 SF barn with carport are in place on the property. The home is believed to be approximately 22 years old.

ROADS & FENCING: The west side of the property fronts along State Highway 144 for approximately 2,700'. There is pipe fencing along the highway near the home and a double gated entrance. The remainder of perimeter and cross fencing is barbed and net wire t-post fence and the north fence line is high fenced. Most of the fences are like new and in excellent condition.



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.

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 - HWY 144 EAST TRACT

BOSQUE COUNTY, TEXAS | 90± ACRES

WILDLIFE: The property is primarily open and not likely to hold a great deal of wildlife as far as deer, turkey, and hog, but with the addition of feeders and/or wildlife food plots near the more remote easterly portions of the property, those species will potentially be drawn to frequent these areas. Ample opportunity awaits to create some great dove hunting with plenty of tillable acreage for establishing your very own sunflower field.

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 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 are estimated to be around \$850 for 2021.

PRICE: **\$7,085 per acre (\$837,650)**

ADDITIONAL ACREAGE: If additional acreage is desired, there are 97+/- adjoining acres to the east with a ~4 acre lake and an additional 2,100' of the north Fork of Hill Creek that winds through, and there are 33+/- acres located directly across Hwy 144 to the west with electricity and water well in place. See our website for additional listings of the Crystal Springs Ranch or contact agent for more details.

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:

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



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

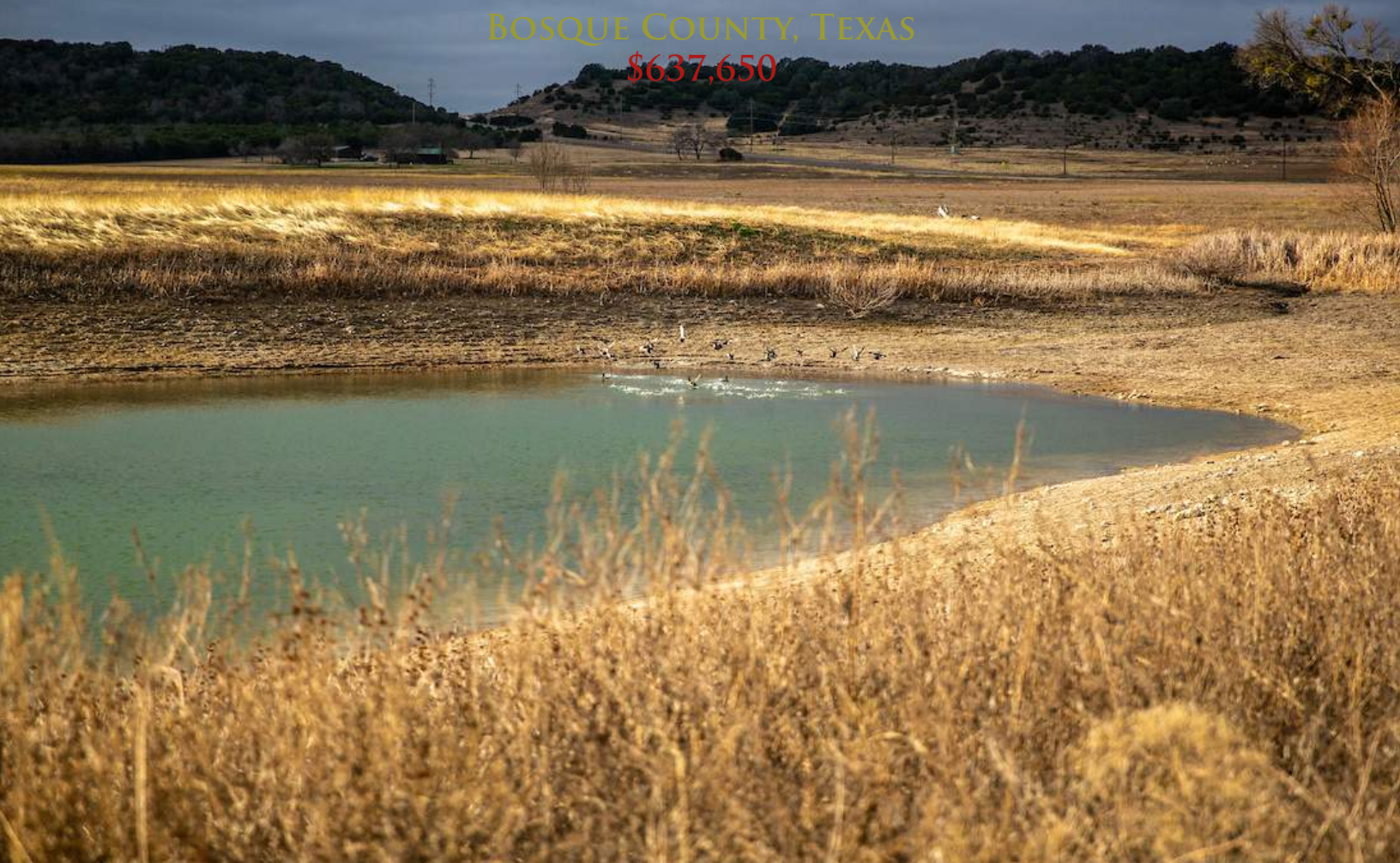




CRYSTAL SPRINGS RANCH 90± ACRE HIGHWAY 144 EAST TRACT

BOSQUE COUNTY, TEXAS

\$637,650



Hortenstine Ranch Company, LLC (Broker)

www.hrcranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Bret Polk- Agent

bret@hrcranch.com

Mobile: (254) 965-0349

