



CORYELL CREEK RANCH

A premier central Texas ranch, co-brokered by Gifford Touchstone and Ron Henderson.

- 1856 Acres – survey on file.
- High fenced with low interior fenced pastures. Fence in good condition.
- 30+ acre lake depending on rainfall. Stocked
- Small home (1,935sf) built in 2011. Rock exterior. Average condition.
- Excellent road system
- Smaller cabin for hunters
- 4 trinity wells. 1 water meter. Well logs in file.
- Concrete culverts through creek beds
- 780' – 940' elevation change. Excellent rolling pasture.
- In agricultural exemption
- Most cedar has been remediated.
- No exotics. Deer herd is native central Texas whitetails.
- Open pastures are dotted with large native Texas Live Oaks
- Very convenient. 1.3 miles off US-84 10 miles west of McGregor, TX.

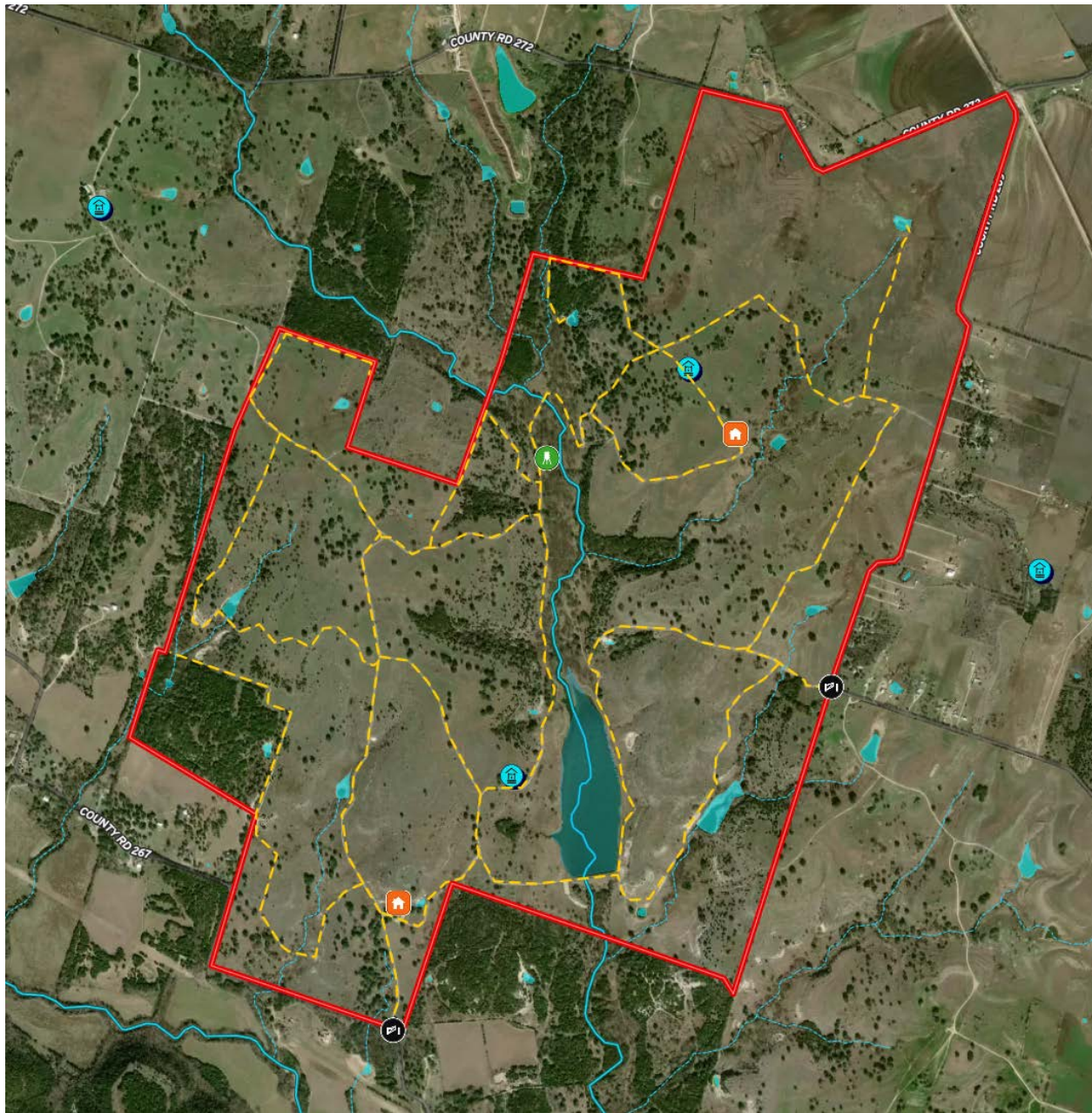
This ranch is ideal for a single-user family looking for a generational land investment. Recreational activities are limited only by one's imagination. The 30+ acre private lake is a main focal point of the ranch. I am told largemouth bass up to 14lbs have been taken from the lake. The Whitetail deer herd is lightly managed with no aggressive feeding program. Deer appear to be abundant as I have observed several in midday. Another focal point is the massive Pecan bottoms located along Clear Branch Creek which feeds into the primary lake. Limited photos of the Pecan bottom as the trees have not foliated as of the date of this preliminary advertisement. Do not overlook or discount the open pastures of this ranch. These areas are beautiful with sustainable native grasses and dotted with massive Texas Live Oaks, Cedar Elms, and Pecans. The small home is easily appointable for a family to establish a home base with plans for a larger home in the future. Four private domestic wells with depths ranging from 980' – 1,060' rated between 15 and 18 GMS (well reports on file). These are just a few of the primary elements associated with this premier Central Texas Ranch.

Priced at \$7,500/acre.

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