

3P RANCH
511.44± ACRES
HAMILTON COUNTY, TEXAS
\$6,904,440

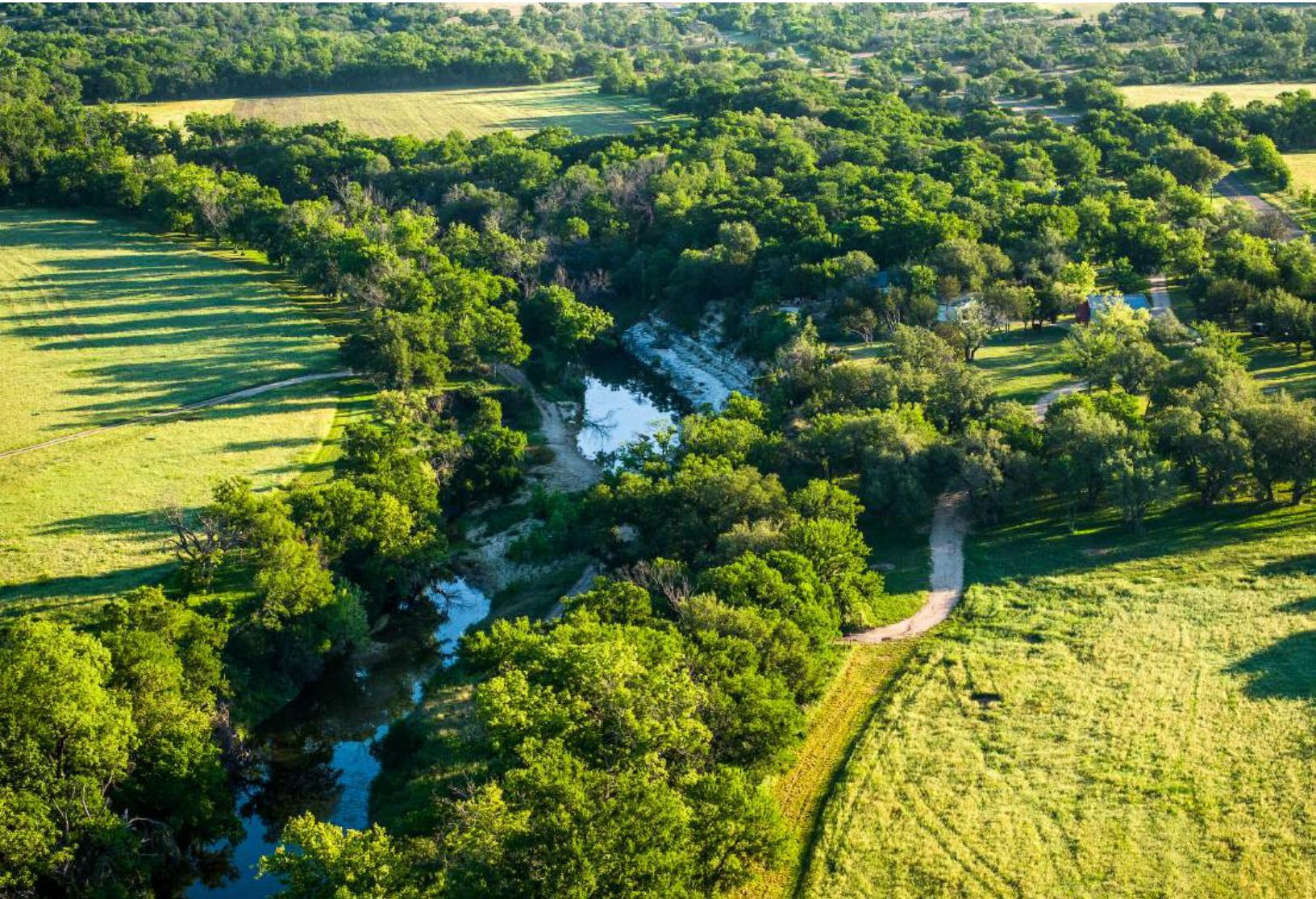



HORTENSTINE
RANCH COMPANY

(214) 361-9191
www.hrcranch.com

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SUMMARY: Welcome to the 3P Ranch, a very unique one of one type recreational ranch property that features highly sought after Cowhouse Creek frontage, diverse terrain, excellent topography, big views, abundant wildlife, and an absolutely spectacular ranch headquarters located creek side in a serene parklike setting.

LOCATION: Located where the Cross Timbers Region converges with the Texas Hill Country, 3P Ranch is found in southern Hamilton County, approximately 10.5 miles south of Hamilton, Texas, an easy 1 hour 50 minutes southwest of Fort Worth, 2 hours 15 minutes southwest of Dallas, 2 hours north of Austin, and just under 3 hours north of San Antonio. Physical Address is 9180 FM 1241, Hamilton, TX 76531.

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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ROCK AWAY RANCH HEADQUARTERS:

Main House - Perched just above Cowhouse Creek, the ranch headquarters at 3P offers a resort-style experience for both owner and guest where no detail has been overlooked or expense spared in creating this wonderful family and friend's destination and owner's private escape to the country. This unique compound features a spacious 2,520 sf 2/2 owner's home with 760 sf of covered porches overlooking the creek, where you'll be drawn to simply sit back, enjoy the sound of the rippling waters below, and be encompassed by the beauty and sounds of nature. Just inside you'll find contemporary elegance and every detail accounted for as the owners thoughtfully created this one-of-a-kind getaway. The home is bright and inviting, with a spacious living and sitting area flanked by a wonderfully designed kitchen with large island, all stainless-steel appliances, gas range, quartz countertops, and custom cabinets. Off the kitchen, a wonderful dining area with large picture windows and double sliding glass doors allow the room to fill with natural light. In the early evening, this also happens to be just the spot to catch the sun as it fades gently into the horizon and puts on a show. Bedrooms include a nicely sized master and en suite with his & her vanities, shower, and walk-in closets, and an equally well-appointed guest bedroom and en suite. A large utility/mudroom caps off this retreat to the country with more custom cabinetry and storage. Attached here, you'll also find a heated/cooled "breezeway" area for pets, as well as a 2 car garage. The home was originally constructed in 2004, and in 2019-2020 underwent a complete remodel under the direction of the current owners.



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ROCK AWAY RANCH HEADQUARTERS (CONTINUED):

Creekhouse - Just steps away you'll find the centerpiece of the headquarters, the 900 sf Creekhouse. "Brilliant", really may be the best way to describe this structure. Built in 2018, this space was designed by the owners with family and guest gathering, comfort, and elegance all in mind. Offering a spacious living area and fully equipped kitchen with all stainless-steel appliances, gas range, honed black granite countertops and large bar-top island, and of course a full bath, the Creekhouse is like the ranch clubhouse or 19th hole, where you can slip off your shoes, kick back and watch the ballgame, enjoy a family dinner, or be utilized as the central hub for entertaining. Just outside you'll find 350 sf of patio space and a nearby firepit. Water is provided to the Creekhouse by its very own dedicated water well. This Trinity Aquifer well was drilled in 2018 at a depth of 435' and volume tested at 20-25 gpm at the time of installation.



Bunkhouse - For additional lodging the headquarters also offers a comfy 480 sf bunkhouse with custom designed double bunkbeds and a full bathroom. Each of the larger bottom bunks are equipped with their own phone, tablet, or gaming device charging station and reading lights. Water for both the main home and bunkhouse is provided by the local rural water supply company with water meter in place.



Barn - Also at the headquarters, you'll find a 1,280 sf barn on concrete with 660 sf being an enclosed shop with rollup door. Perfect for equipment and atv/utv storage.



(Note: All square footages and construction dates are correct to the best of our knowledge, but should be considered approximate.)

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COWHOUSE CREEK FRONTAGE AND ADDITIONAL WATER FEATURES:

WATER FEATURES: The 3P Ranch provides an impressive amount of easily accessible Cowhouse Creek frontage with just under a mile total, of which approximately 3,000' provides frontage and use of both sides as the Cowhouse winds its way through the east part of the ranch. The Cowhouse is a picturesque clear water, rock bottom creek that is locally thought of more like a river than creek, and will run year-round in normal rainfall years and typically maintain long stretches of water during drier conditions. The riparian areas that buffer the creek range from heavily wooded and brush covered providing prime wildlife habitat, to immaculate and pristinely maintained where you can enjoy a morning creek side walk or run. The headwaters of the Cowhouse begin one county over to the west in the hills of northeastern Mills County, then the creek winds its way to the southeast through Hamilton and Coryell County before reaching its terminus into Lake Belton in northern Bell County. Additional water features include ~960' of Henderson Branch frontage, 4 stock ponds, and multiple wet weather draws and drainages. The ranch offers reliable

domestic use water sources with two private water wells as well as rural water service provided by Multi-County Water Supply.

TERRAIN: The natural lay of the land creates ~175' of wonderful elevation change and scenic views of the ranch and surrounding country side, with everchanging topography and diverse terrain which ranges from tillable creek/river bottom land and deep hardwood and brush covered draws, to high rocky ridgelines, outcroppings, points, and plateaus. Tree cover and vegetation include live oak, bur oak, post oak, elm, sycamore, cottonwood, hackberry, cedar, mesquite, bumelia, elbowbush, sumac, green briar, sand plum, and strong native grass pastures.

Approximately 100 acres of fertile creek bottom land is separated by cross fencing and Cowhouse Creek, providing 5 separate fields for hay and grain production. These fields are currently leased to and farmed by a local tenant, helping maintain the manicured look and feel of the ranch.



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WILDLIFE AND HUNTING: The ranch is setup with numerous quality blinds and feeders in place, and has only been lightly hunted in recent years. The property and area are home to an abundance of native wildlife including whitetail deer, Rio Grande turkey, dove, the occasional quail, hog, coyote, fox, and bobcat. A variety of songbirds and squirrels are regular visitors near the headquarters.

ROADS AND FENCES: Primary access to the ranch is provided at a gated entrance on FM Highway No. 1241 where the property fronts for ~2,380'. There's also county road frontage with 408' along Hamilton County Road No. 415 on the north end of the ranch between FM 1241 and the Cowhouse Creek crossing, and 323' of Hamilton County Road No. 423 frontage along the southeast part of the ranch. An extensive network of improved all-weather ranch roads, unimproved pasture roads, and trails provide excellent travel throughout the property.

The perimeter is fenced, except areas where the boundary runs along Cowhouse Creek and Henderson Branch, and is all standard height fence in good condition to hold and turn livestock. There is some cross fencing in place and a set of working pens are centrally located within the ranch.

RANCH MANAGERS HOME AND BARNs: Near the heart of the ranch, situated on one of its higher elevations, is the 1,450-square-foot ranch foreman's home. This residence sits within a fenced and well-maintained 3-acre area. Within this space, you'll also find a roughly 2,800-sf barn that includes a 1,200-sf game processing room on one end and 1,600 square feet dedicated to equipment and implement storage on the other. Additionally, there is a rustic, rock-sided barn of ~2,500 sf that connects directly to the aforementioned working pens.

UTILITIES: Electric utility service is provided by Hamilton County Electrical Cooperative and rural water service by Multi-County Water Supply. Nextlink provides internet service with a private receiver tower on property.



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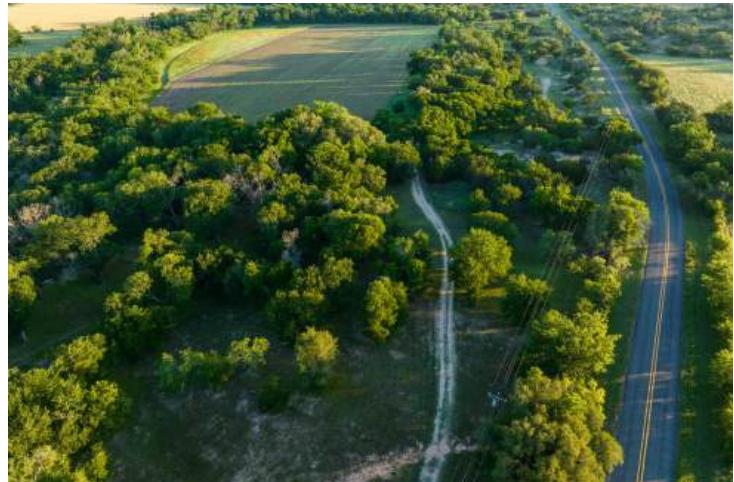
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EASEMENTS: Additional access and a separate point of entry for accessing the ranch foreman's home is provided by a 30' wide deeded easement that only serves the 3P Ranch. The easement road runs west from Hamilton County Road No. 423, ~915' along an all-weather gravel road to a gated entrance and cattle guard located near the most easterly southeast corner. While this easement serves as the ranch foreman's primary access route, it also functions as a backup entry point for the owner whenever the interior crossing of the Cowhouse Creek becomes impassable due to high water. This ensures continuous access to all areas of the property. Additionally, the ranch is free from any large electric transmission lines or pipeline easements.

PROPERTY TAXES: The property is ag-exempt and property taxes for 2024 were approximately \$8,815.

AIRPORT: Nearest public airport is Hamilton Municipal Airport just south of Hamilton, Texas, which provides an asphalt runway measuring ~5,012' in length and averages ~89 aircraft per week.



PRICE: **\$6,904,440 (\$13,500 PER ACRE)**

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 Listing Broker.

CONTACT:

Bret Polk- Broker Associate

(254) 965-0349 mobile

bret@hrcranch.com

Blake Hortenstine- Broker/Partner

(214) 616.1305 mobile

blake@hrcranch.com

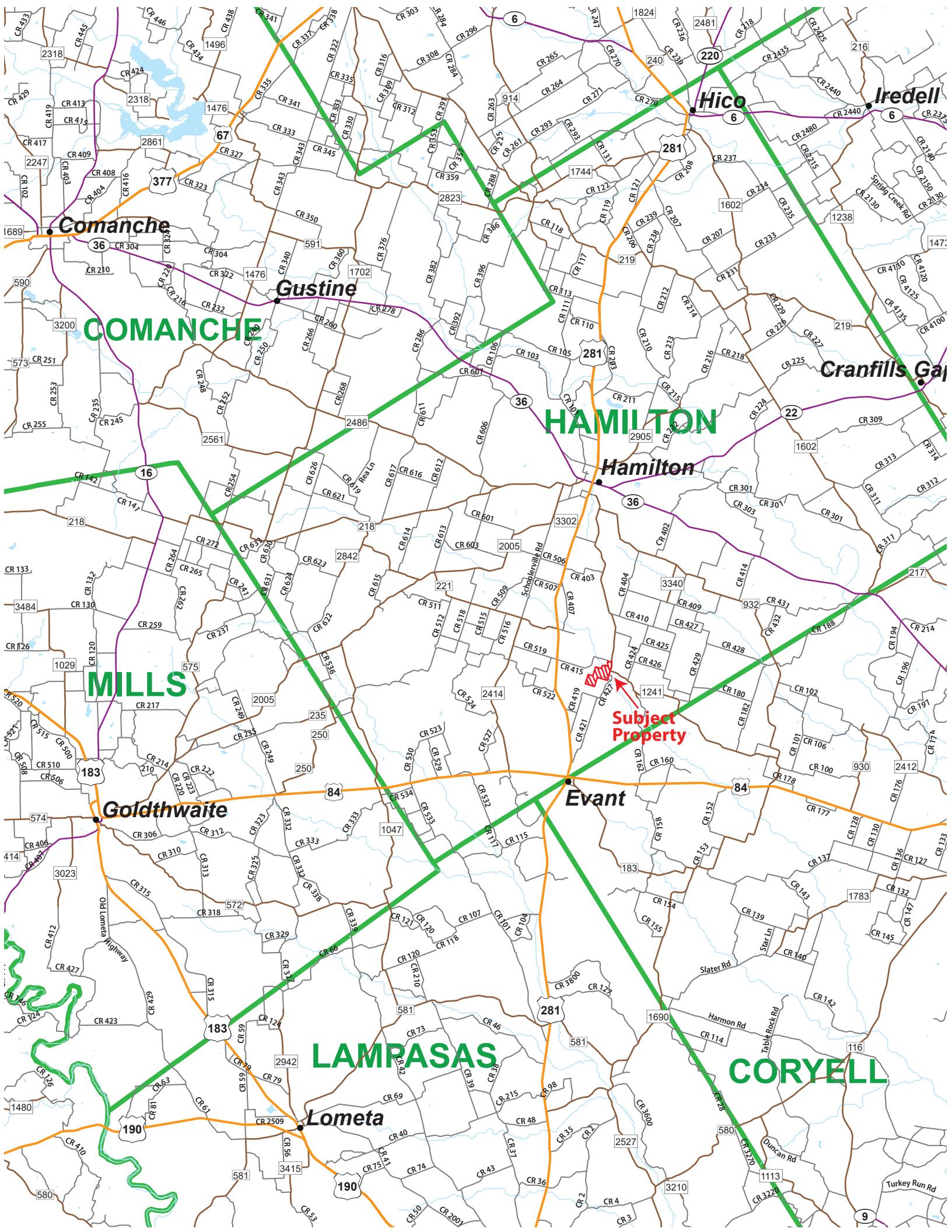


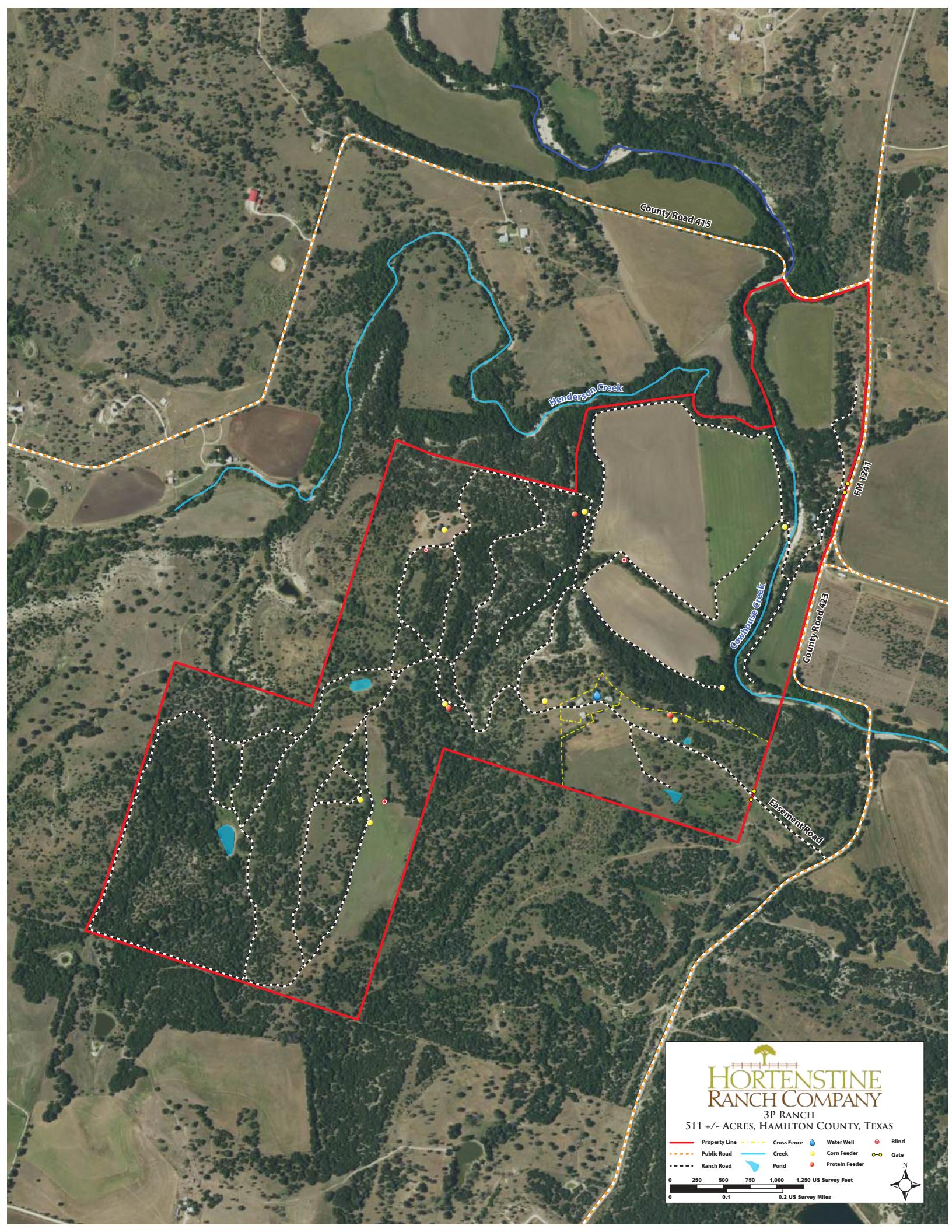
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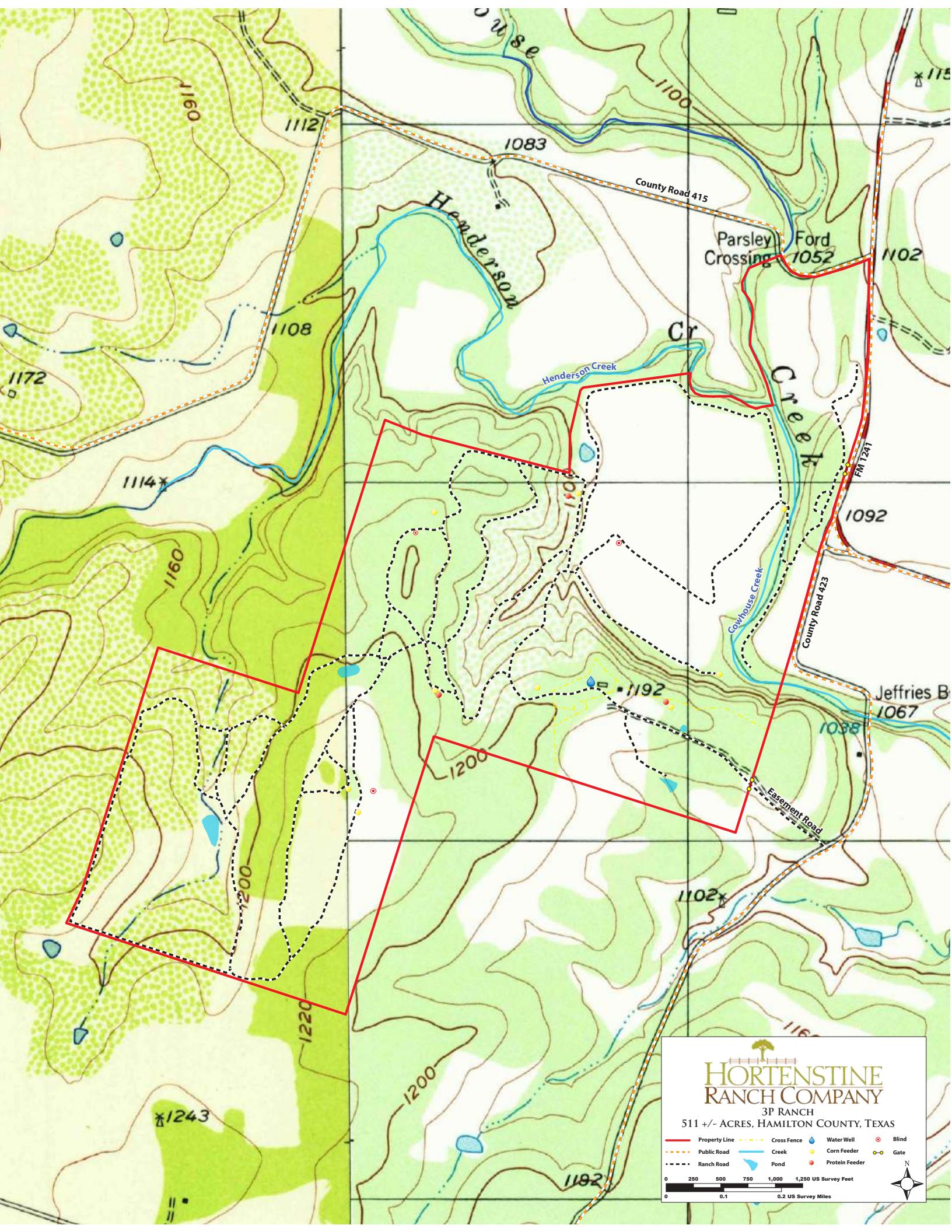














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Hortenstine Ranch Company, LLC (Broker)
HRCranch.com
Office: (214) 361-9191
Fax: (214) 361-2095

Bret Polk- Broker Associate
bret@hrcranch.com
Mobile: (254) 965-0349

Blake Hortenstine- Broker/Partner
blake@hrcranch.com
Mobile: (214) 616-1305