

# PECAN CREEK RANCH

268.14± ACRES

HAMILTON COUNTY, TEXAS

\$3,300,000



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

# PECAN CREEK RANCH

HAMILTON COUNTY, TEXAS | 268.14± ACRES



**BROKER'S NOTE/SUMMARY:** For Buyers seeking a great recreational/getaway property they can enjoy but also make their own by adding improvements over time as they explore and get more acquainted with the property, this is a must see. A lot of the heavy lifting has already been completed with extensive cedar clearing, new all-weather ranch roads constructed, and the addition of two new ponds. With multiple potential building locations and multiple ranch access points from two separate county roads, the ranch offers the opportunity to quickly build a home, cabin, or barndominium at the building site nearest

CR 111, and then if desired later, build your forever ranch home or lodge near the middle of the property where you can take advantage of this hilltop location that offers almost 360 degree views of the ranch, Leon River valley to the south and surrounding Hamilton County countryside. The land is diverse and has great character with lots of roll and a nice balance of hardwood tree covering and native pasture. There are also numerous sources of surface water (creek and stock ponds), the property is host to an abundance of wildlife and offers much to be explored and enjoyed by owner, family, and friends.

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



# PECAN CREEK RANCH

HAMILTON COUNTY, TEXAS | 268.14± ACRES



**LOCATION:** The property is located 8 miles north of Hamilton, Texas and 15 miles south of Hico, Texas, fronting on Hamilton County Road No. 105 and No. 111, approximately 1 hour 45 minutes southwest of Fort Worth, 2 hours southwest of Dallas, 2 hours north of Austin, and 3 hours north of San Antonio.

**TERRAIN:** Located in the Western Cross Timbers Sub-Region of the Oak Woods and Prairies Region of North Central Texas, you'll find diverse terrain with high hills, rolling native grass pastures, densely wooded areas, and fertile creek bottoms. Tree cover consists of live oak, red oak, post oak, elm, pecan, along with a variety of woody stem brush species and good browse such as redbud, elbowbrush, American beauty berry, sumac, bumelia, hackberry, cedar elm, mesquite, and greenbriar just to name a few. The excellent roll and topography equate to a total of ~120' of elevation change and provides scenic vistas of the ranch and surrounding area.

**PECAN CREEK:** Seasonal Pecan Creek carves its way through the landscape here from north to south providing ~4,900' of frontage along both sides. This tributary of the Leon River can and will run a lot of water during wet conditions and hold some pockets of water as conditions dry. The pecan and elm tree bottom that meanders along the creek offers great wildlife habitat and productive soils where wildlife food plots could easily be established. For the avid bow hunters, there's no shortage of area to scout out and trees to pick from for your blind, and this creek bottom is a heavily utilized travel corridor for wildlife moving in and around the property.

**ADDITIONAL SURFACE WATER SOURCES:** Two newly constructed stock ponds are just beginning to fill from recent rains and when full, will be ready to begin stocking with fish. These ponds should make great fishing holes to enjoy and also serve as reliable sources of water for wildlife and/or livestock. In addition to the new ponds, there's also one older pond located on the property



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



# PECAN CREEK RANCH

HAMILTON COUNTY, TEXAS | 268.14± ACRES

**WILDLIFE AND HUNTING:** The property and area are home to an abundance of native wildlife including whitetail deer, Rio Grande turkey, dove, hog, coyote, fox, and bobcat. The ranch has not been leased for hunting and only lightly hunted by the current owner.

**RANCH ROADS AND TRAILS:** Approximately 1.5 miles of new all-weather main arterial ranch road was recently constructed that runs through the property. There's also an additional ~3.5 miles of trails and pasture roads that provide excellent interior access to the new lake, multiple ponds, wooded creek bottom where trails wind back and forth with multiple creek crossings leading to hunting setups and food plots, as well as offering a fun side-by-side ranch loop to enjoy with family and guests.

**FENCES:** Fences range in condition from good to fair, and the ranch has three points of access with two entrances on CR 105 and another on CR 111.

**UTILITIES:** Hamilton County Electric Cooperative provides electrical service to the area.

**EASEMENTS:** The property is clean and unencumbered by pipeline easements, large transmission line easements, and/or access easements.

**MINERALS:** Seller will convey whatever mineral interest owned, if any. No O&G production is on the property and the minerals are not leased at this time. Buyer will assume responsibility and expense associated with a mineral ownership report if one is desired.



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



# PECAN CREEK RANCH

HAMILTON COUNTY, TEXAS | 268.14± ACRES

**SCHOOL DISTRICT:** Hamilton ISD

**PROPERTY TAXES:** The property is ag exempt and property taxes for 2024 were approximately \$269.23.

**AIRPORT:** The Hamilton Municipal Airport is located 12 miles south of the ranch. It provides an asphalt runway measuring ~5,012' in length and averages ~89 aircraft per week.

**ASKING PRICE:** **\$3,300,000 (\$12,307 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 Hortenstine Ranch Company, LLC.

---

## CONTACT:

### Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

### Bret Polk- Broker Associate

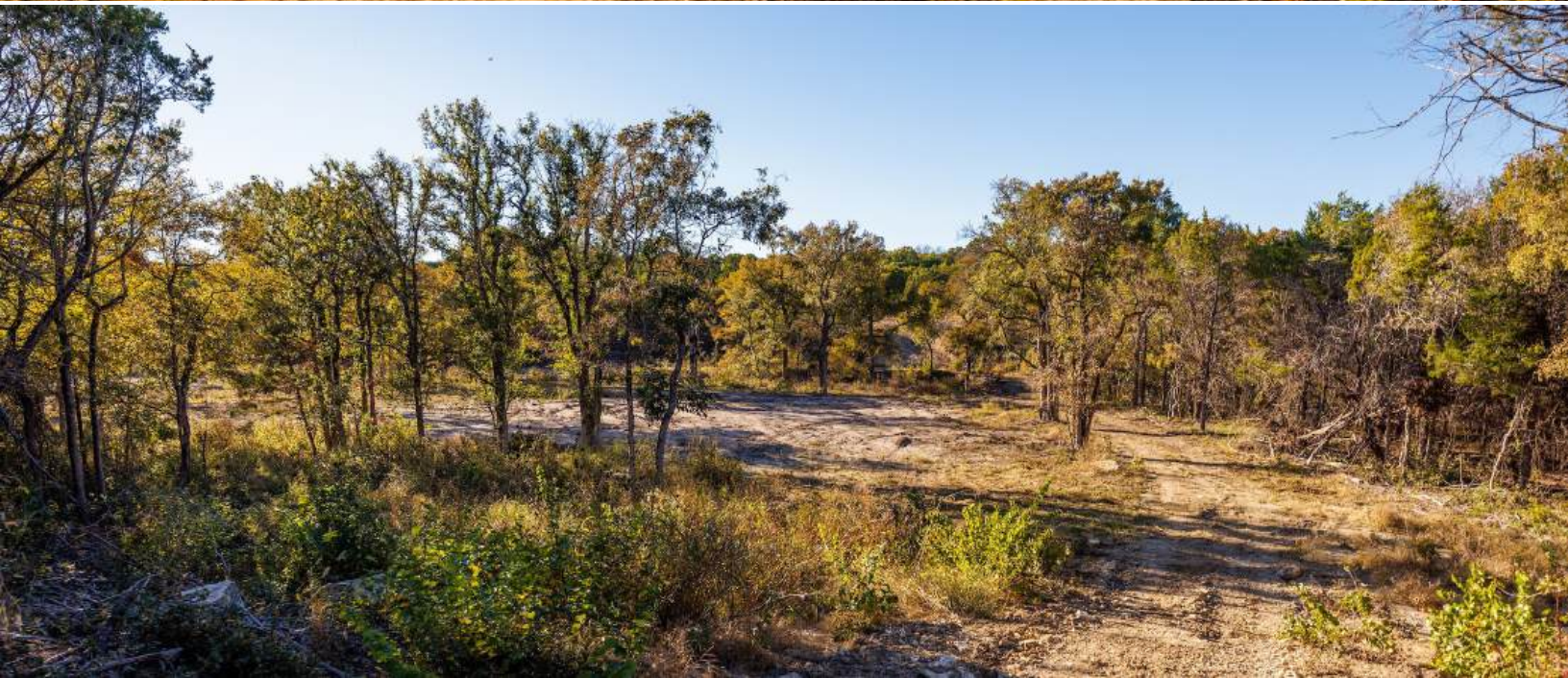
(254) 965-0349 mobile

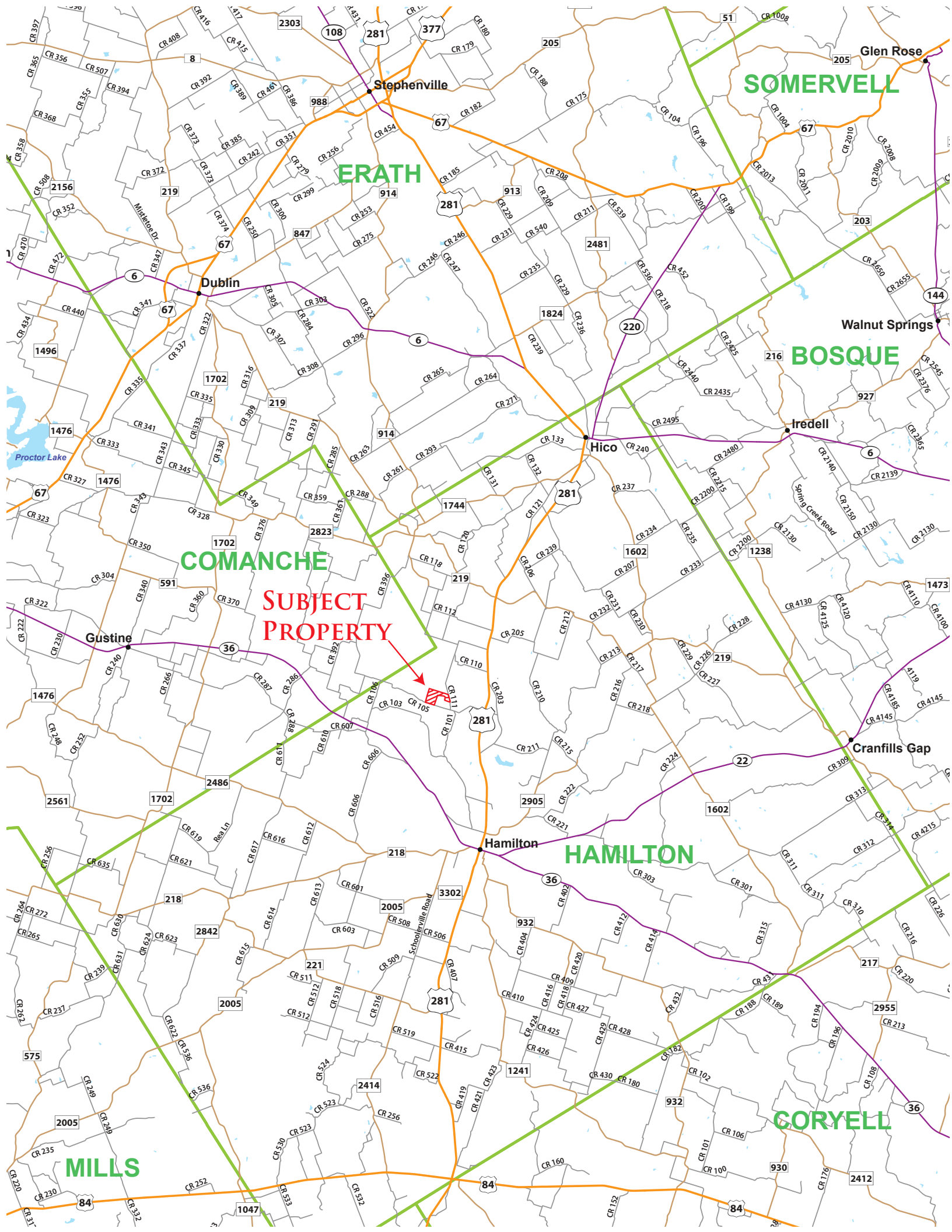
bret@hrcranch.com



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











# HORTENSTINE RANCH COMPANY

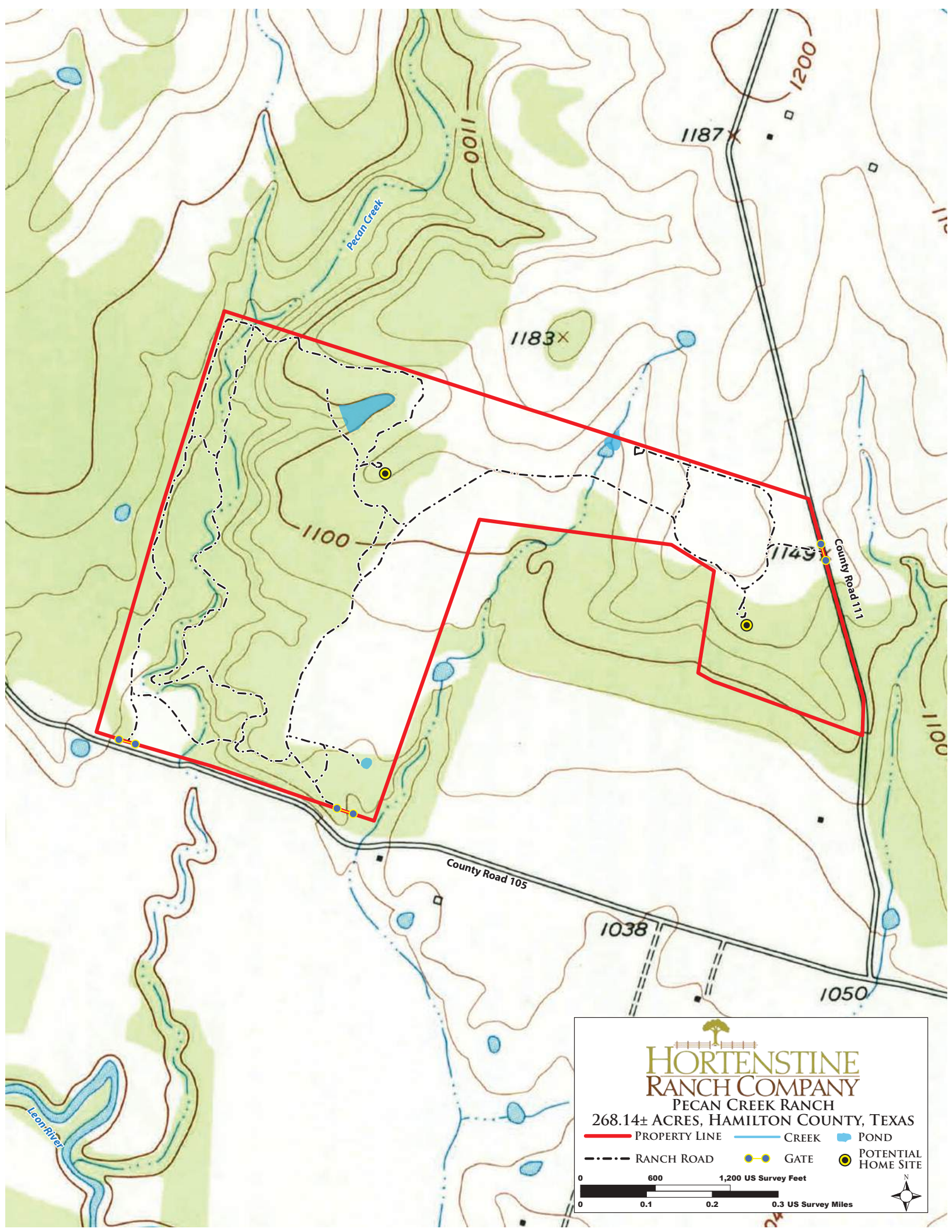
PECAN CREEK RANCH  
268.14± ACRES, HAMILTON COUNTY, TEXAS

|                                                                                                    |                                                                                             |                                                                                                           |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  PROPERTY LINE |  CREEK |  POND                |
|  RANCH ROAD    |  GATE  |  POTENTIAL HOME SITE |

0 600 1,200 US Survey Feet

0 0.1 0.2 0.3 US Survey Miles







**HORTENSTINE**  
**RANCH COMPANY**  
PECAN CREEK RANCH  
268.14± ACRES, HAMILTON COUNTY, TEXAS

PROPERTY LINE

RANCH ROAD

CREEK

GATE

POND

POTENTIAL HOME SITE

06001,200 US Survey Feet

00.10.20.3 US Survey Miles



# PECAN CREEK RANCH

268.14± ACRES

HAMILTON COUNTY, TEXAS

\$3,300,000



Hortenstine Ranch Company, LLC (Broker)

[HRCranch.com](http://HRCranch.com)

Office: (214) 361-9191

**Bret Polk- Broker Associate**

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

Mobile: (254) 965-0349

