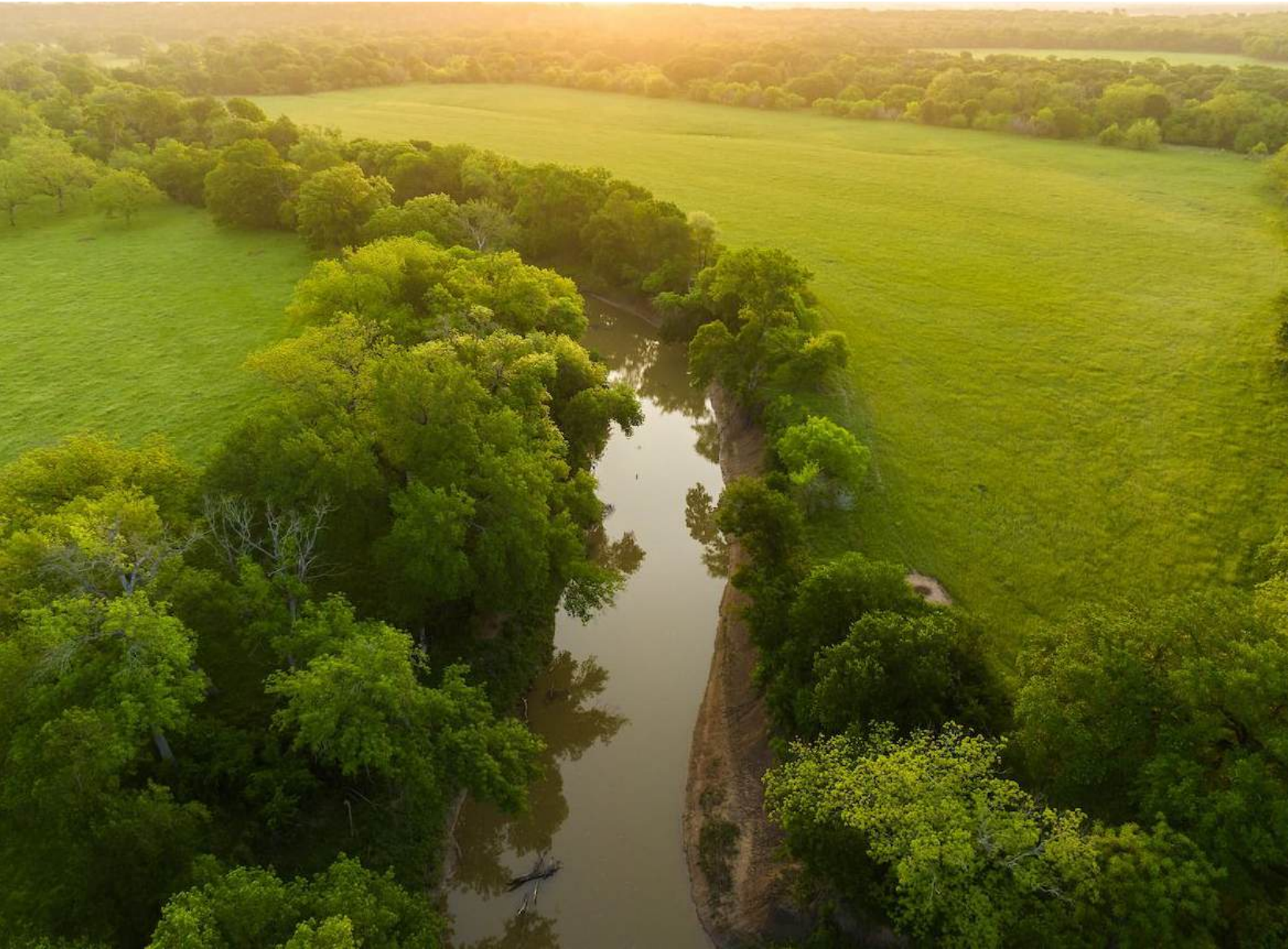


LEON RIVER RANCH

997.99± ACRES

CORYELL COUNTY, TEXAS

\$8,932,011




HORTENSTINE
RANCH COMPANY

(214) 361-9191
www.hrcranch.com

LEON RIVER RANCH

CORYELL COUNTY, TEXAS | 997.99± ACRES



SUMMARY: The Leon River Ranch stretches across a scenic and highly desirable corridor of northern Coryell County, just 7.5 miles north of Gatesville, Texas. Anchored by more than five miles of combined frontage along the Leon River and Plum Creek, this exceptional "live water" ranch offers a rare blend of natural beauty, productivity, and recreational appeal.

Rich river bottom soils support lush, fertile pastures ideal for livestock or hay production, while a diverse mix of mature

hardwoods and native brush provides excellent habitat for wildlife and creates a picturesque, park-like setting throughout the property. The combination of strong water features, usable land, and natural cover makes this ranch as functional as it is beautiful.

Whether envisioned as a full time residence, a weekend retreat, or an addition to an existing cattle operation, the Leon River Ranch presents a versatile and highly sought-after opportunity in the heart of Central Texas.

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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LOCATION: The property is located 7.5 miles north of Gatesville, Texas and 10.4 miles south of Jonesboro, Texas, approximately 50 minutes west of Waco, 1 hour 40 minutes north of Austin, and 2 hours southwest of Dallas & Fort Worth. Physical address is 5101 Moccasin Bend Rd, Gatesville, TX, 76528.

LEON RIVER & PLUM CREEK: Offering unmatched "live water" river and creek frontage in the area, Leon River Ranch provides ~4.43 miles of outstanding Leon River frontage, of which ~1.35 miles offers frontage along both sides of the river. In addition to the Leon River, the ranch also offers ~1.0 mile of crystal clear Plum Creek frontage. You'll find great opportunities for fishing, swimming, exploring, outstanding wildlife habitat, and all that comes with having such outstanding "live water" features as part of the landscape.

TERRAIN: This diverse landscape lies in the Leon River valley at the confluence of the Leon River and Plum Creek and is marked by high hills, rolling native grass pastures, densely wooded areas, and fertile river bottom fields. The higher elevated easterly portions of the property unveil big views of the river valley and surrounding countryside looking west, with approximately 120' of total elevation change. Tree cover consists of live oak, post oak, red oak, bur oak, elm, pecan, sycamore, cottonwood, hackberry, redbud, sumac, bumelia, elbowbush, mesquite, and cedar. Approximately 320 acres of river bottom fields are cultivated along both sides of the river and farmed by a longtime tenant.



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ADDITIONAL WATER SOURCES: In addition to the river and creek there are multiple wet weather branches and draws that feed through the property, as well as 5 stock ponds, one of which measures almost 2 acres in size. Water is supplied to both homes by Coryell City Water Supply District. Underground water in the area can be hit or miss. An old water well on the ranch is not operable at this time.

WILDLIFE: This portion of Coryell County is known to produce outstanding hunting opportunities, and the ranch is home to an abundance of wildlife. The aforementioned river bottom land is framed by dense stands of hardwood trees that provide plentiful cover and edge for wildlife to use for seclusion and travel in and around the ranch. Combined with an abundance of native browse and forbs, the Leon River Ranch consistently draws in and holds game that include whitetail deer, turkey, hog, and varmint. For the avid bow hunter, these heavily treed riparian areas are ripe for scouting and ready for your tree stand. There are also multiple fields where food plots could be established.



STRUCTURAL IMPROVEMENTS: Located on the east side of the ranch and accessed from paved Moccasin Bend Rd. the modest main house measures approximately 2,228 SF and provides 3 bedrooms and 2 full baths, along with a screened-in porch and carport. On the west side of the ranch and accessed from Faubion Rd a ~1,344 SF farmhouse is in place with 2 bedrooms and 2 baths. This house has seen better days, but with a little work could serve as housing for a ranch hand or make a great "deer camp". In addition to the homes, there are 3 barns/sheds on the property where equipment and miscellaneous items are stored. One of old barns has a concrete base and walls with a wood frame loft/second story. It's currently in some disrepair and appears may hold more historic/aesthetic appeal than utility at the moment but could be restored to create something really unique.

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FENCES AND ROADS: Boundary fences range in condition from excellent to fair and appear to turn livestock. Interior cross fences range in condition from excellent to poor and divide the ranch into 10 separate pastures/fields. Access to the property is gained via paved Moccasin Bend Rd where the east side of the ranch fronts for approximately 3,500'. An all-weather gravel road leads in a short distance from the Moccasin Bend Rd to the main house. From here a good network of interconnected pasture roads and trails provide excellent interior access and travel throughout. An unimproved river crossing provides access across the Leon River. The west side of the ranch is also accessed from Faubion Rd with an all-weather gravel road leading in and to the second home.

UTILITIES: The ranch is served by Hamilton County Electric Cooperative and Heart of Texas Electric Cooperative for electrical service and Coryell City Water Supply District provides rural water service with two meters on the ranch and water piped to both homes.

MINERALS: Seller is believed to own some minerals. There is no O&G production 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

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



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AREA HISTORY: In 1911, the St. Louis & Southwestern Railway established a line running north from Gatesville to Hamilton, which provided rail access to small farming communities in the area. After 30 years of service, the railroad was abandoned in 1941. Today, two old concrete bridge abutments can be found on either side of the Leon River on the ranch marking the railroad's once location and standing as a testament of its impact on the area.

SCHOOL DISTRICT: The ranch is partly in Gatesville ISD and Jonesboro ISD

PROPERTY TAXES: The ranch is ag-exempt and property taxes for 2026 are estimated to be around \$7,500.

PRICE: \$8,932,010.50 (\$8,950 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.

Hortenstine Ranch Company, LLC

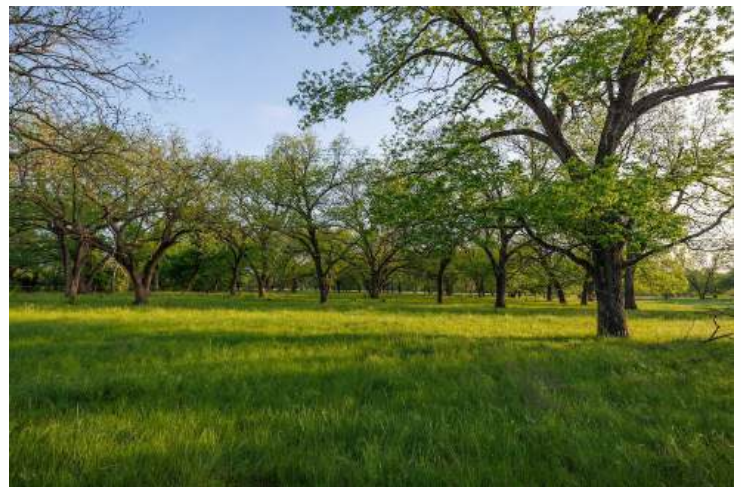
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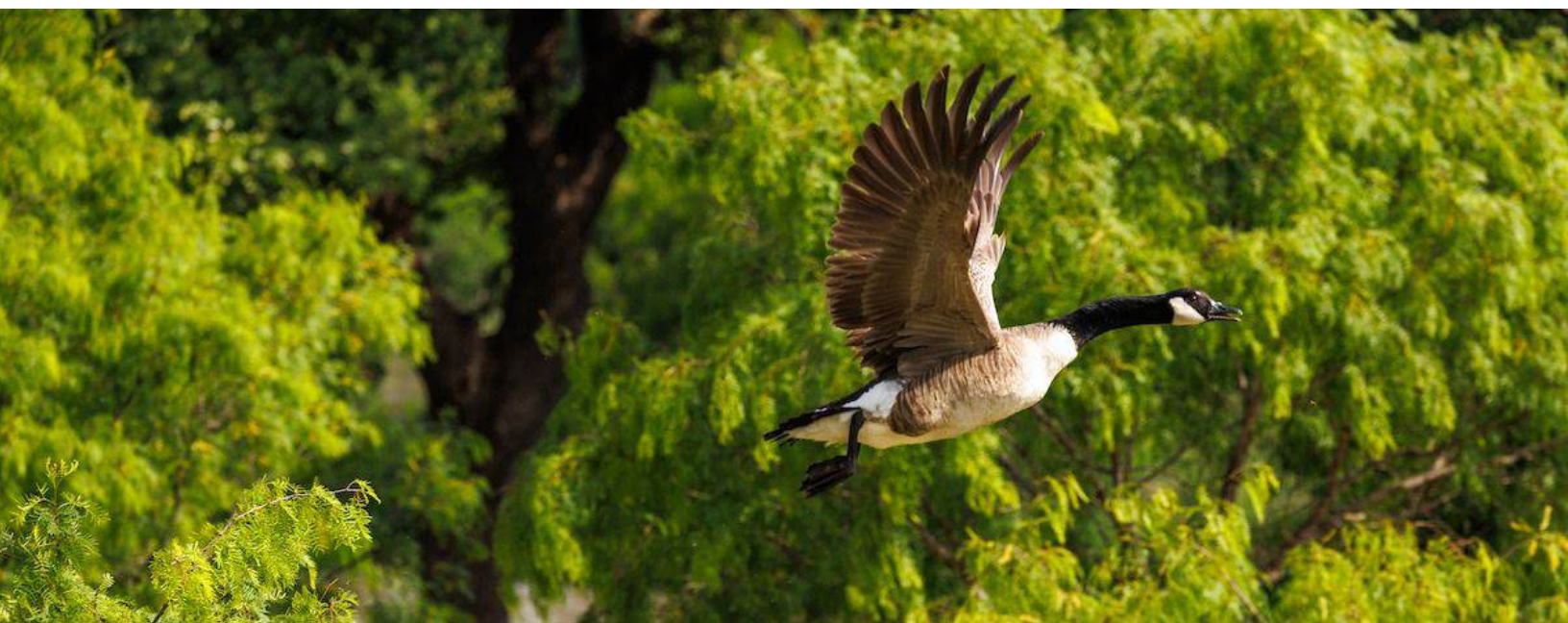
Chance Turner- Broker Associate

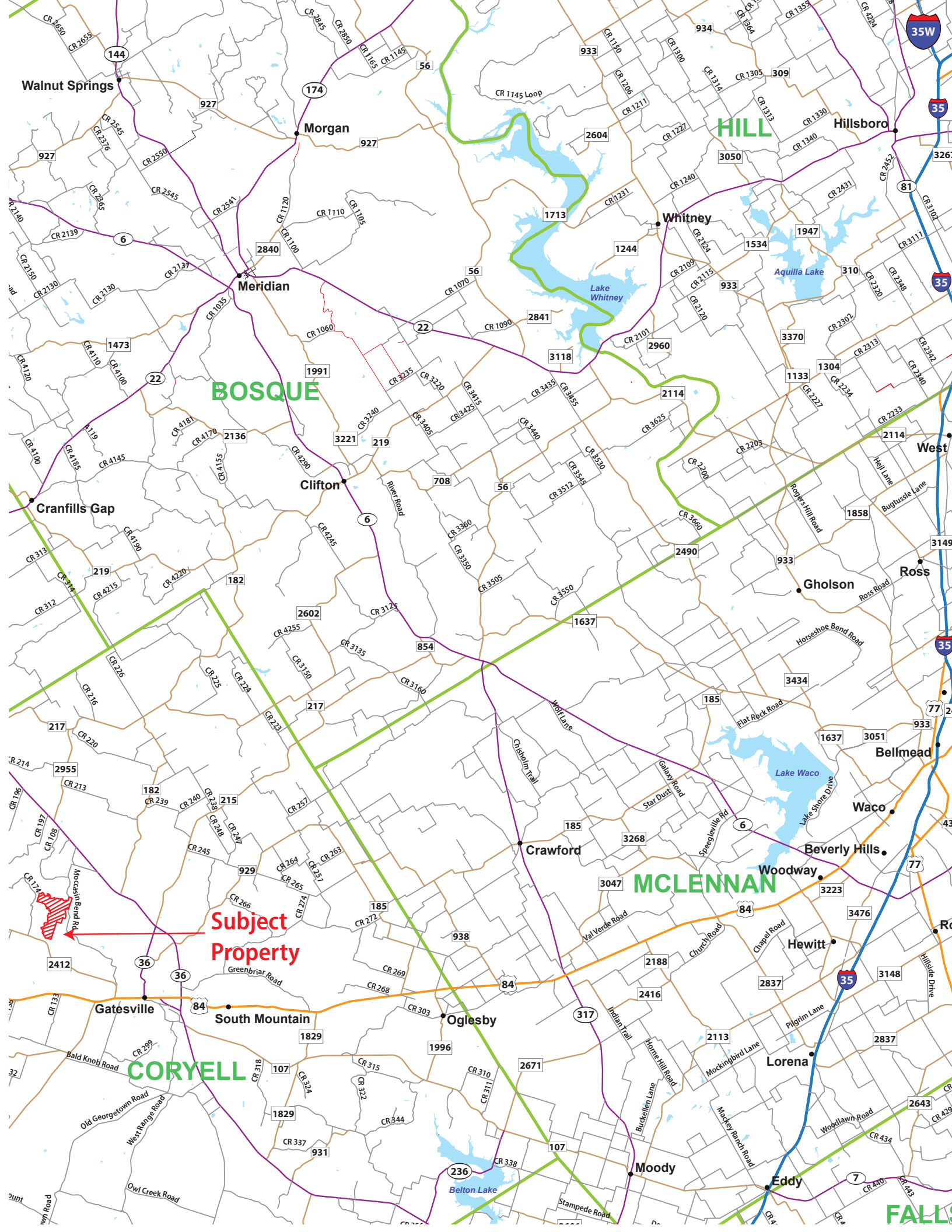
(972) 765-7326 mobile
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**Subject
Property**

BOSQUE

HILL

MCLENNAN

CORYELL

FALLS

Walnut Springs

Morgan

Meridian

Clifton

Crawford

Gatesville

South Mountain

Oglesby

Waco

Beverly Hills

Woodway

Hewitt

Lorena

Moody

Eddy

Whitney

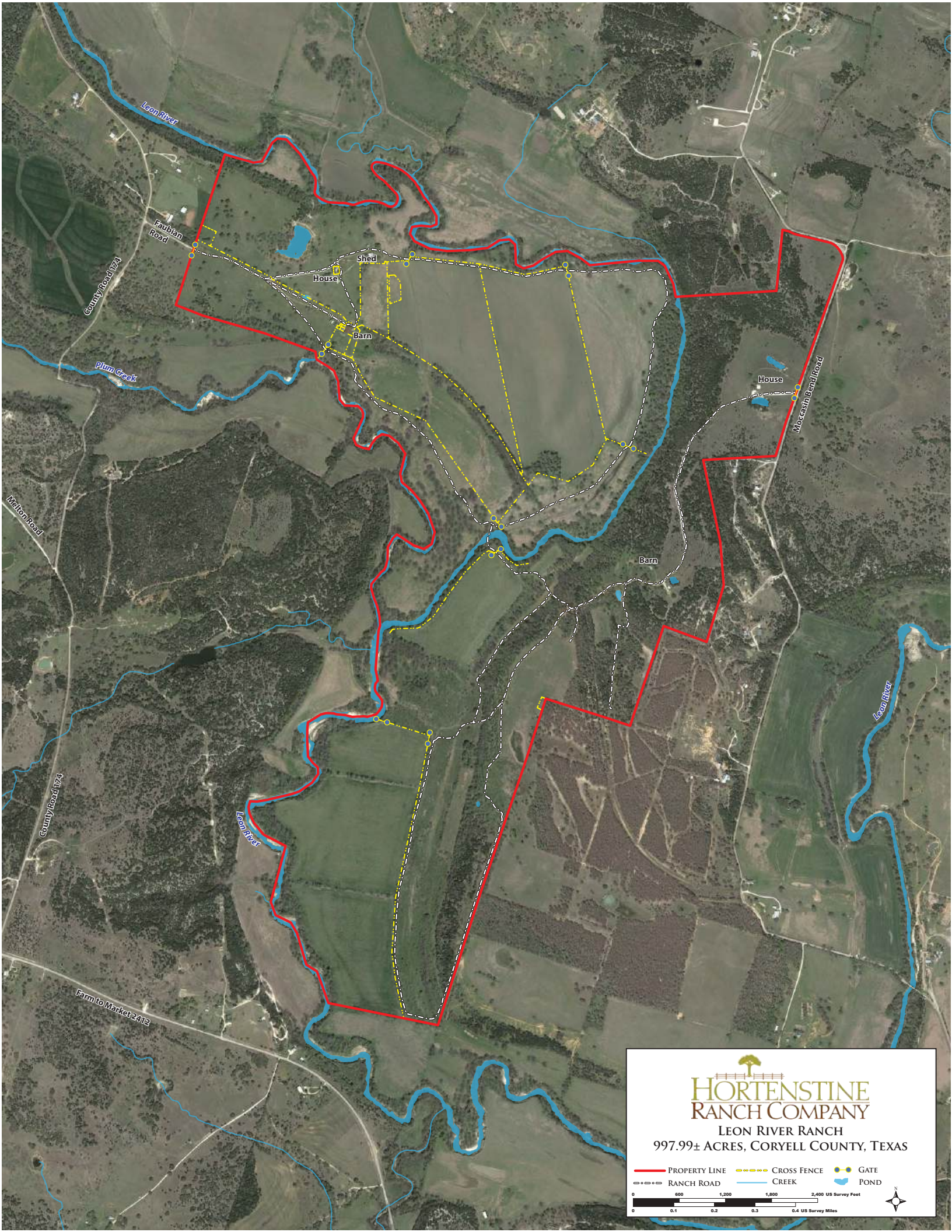
Hillsboro

West

Ross

Bellmead


R

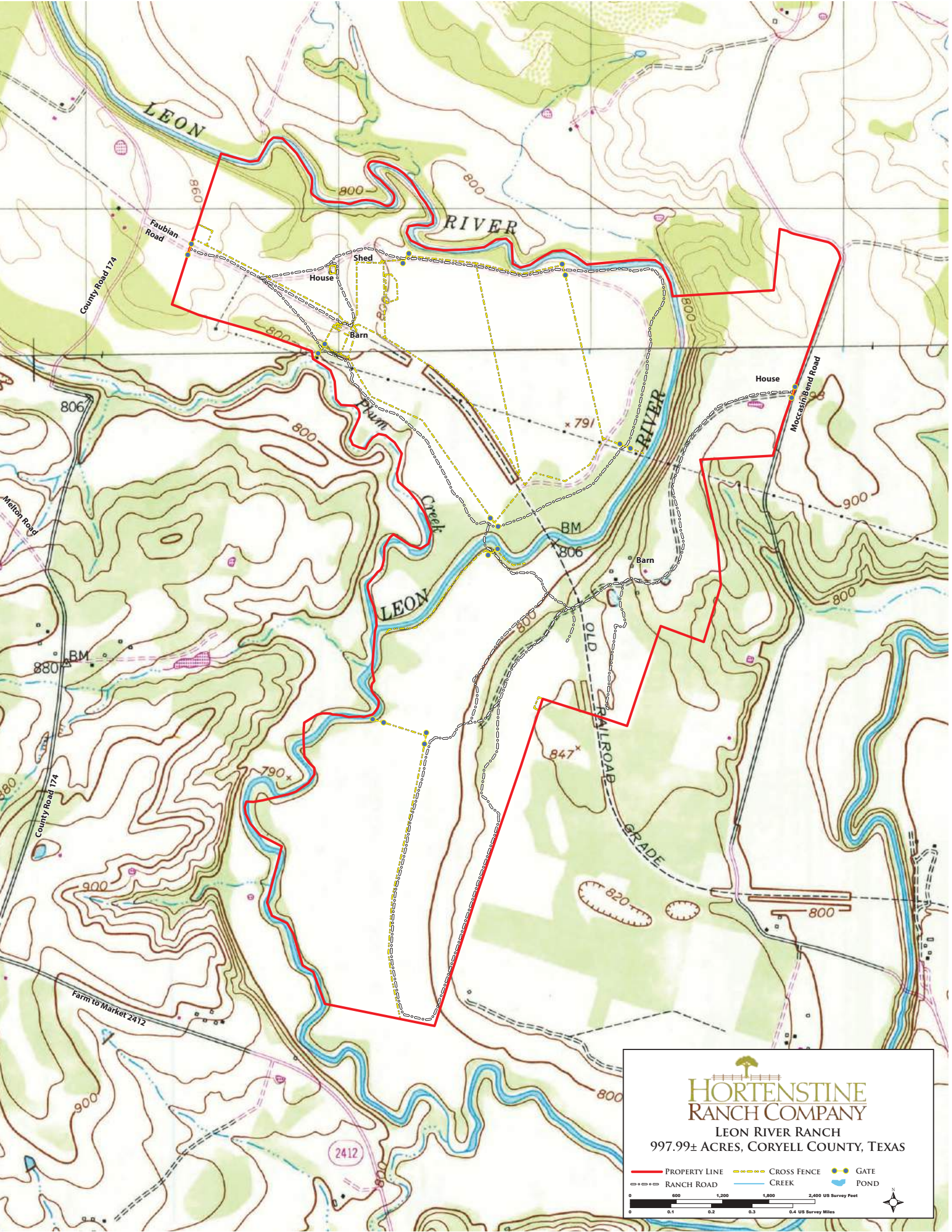



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—●—●—●—●— PROPERTY LINE - - - - - CROSS FENCE ● - ○ - GATE
- - - - - RANCH ROAD ——— CREEK ● POND

0 600 1,200 1,800 2,400 US Survey Feet
0 0.1 0.2 0.3 0.4 US Survey Miles







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 RANCH ROAD	 CREEK	 POND

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