

RIVER ROCK RANCH

157.62± ACRES

CORYELL COUNTY, TEXAS

\$1,495,000



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

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PROPERTY OVERVIEW: The River Rock Ranch is found meandering along the banks of the Leon River right in the heart of Coryell County less than 5 miles north of Gatesville, Texas, on FM 2412. This highly desirable combination use property features live water Leon River frontage, scenic elevation changes, big views, excellent wildlife habitat, a diverse landscape, and a wonderful custom home.

LOCATION: Physical property address is 3610 FM 2412, Gatesville, TX 76528. From the courthouse square in Gatesville head west on Hwy 84 for 1 mile to FM 2412. Turn right on FM 2412 and continue north for 3.7 miles to the rock and pipe gated entrance on right.

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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RANCH HOME & ADDITIONAL SITE IMPROVEMENTS: Perched on a hillside overlooking the river valley sits the 3,743+/- sf 4 bedroom, 4 bathroom custom rock home. Inside you will find a formal living and dining room area with beautiful hardwood floors, large picture windows, and 12' ceilings. For the chef in the family an oversized gourmet kitchen awaits, complete with custom cabinets and numerous built-ins, granite countertops, double oven, Jenn-Aire island cooktop, and breakfast nook. The open concept kitchen flows into the great room where you will find 18' vaulted ceilings and a wonderful focal point floor to ceiling stone fireplace. The fireplace is flanked by large windows on either side and offers some wonderful views. A private retreat of its own within the home, the spacious master suite is tucked away and tastefully finished with tray ceiling, crown molding, hardwood (bedroom) and tile (bathroom) flooring, separate shower and garden bathtub, double vanity sink, and large walk-in closets. A large guest suite with private bath welcomes family and friends, along with two additional guest bedrooms and two bathrooms. The home also offers a nice oversized laundry/mud room and detached garage with a private office. You couldn't ask for a better homesite setting with gorgeous views, big oaks, a wonderfully landscaped yard, pipe and stone fencing, and asphalt paved circle driveway. Capping off this country oasis you'll find a swimming pool and hot tub.

On the south end of the river bottom pasture, you'll find a 3,200 sf (40' x 80') equipment and hay barn along with a good set of pipe pens and fenced hay trap.

The home is served by Multi-County Water Supply. There are also two water wells on the property. One working and the other in need of repair.



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TERRAIN: The natural landscape provides excellent topography, roll, and character with 150' +/- of elevation change and panoramic views from the home as you look out over portions of the ranch and Leon River valley to the north. A wide variety of tree cover is found with live oak, post oak, bur oak, Spanish oak, pecan, sycamore, elm, cottonwood, hackberry, mesquite, and cedar. There's also a 46+/- acre river bottom coastal Bermuda and native grass hay pasture. Soils consist of the Doss-Real complex, Bosque clay loam in the river bottom, and Nuff very stony silty clay loam in the upland portion of the ranch.

SURFACE WATER: Blue Branch converges with the Leon River near the northwest property corner. From there the north ranch boundary winds down and along the Leon River for ~3/4 of a mile. The river offers great fishing, swimming, canoeing/kayaking, and is a well-traveled and secluded corridor for wildlife. Other surface water sources found on the ranch include two stock ponds.

WILDLIFE & HUNTING: The ranch has only been lightly hunted in recent years and offers an abundance of wildlife which include deer, turkey, hog, dove, and varmint. The river bottom soils offer a prime location for establishing a wildlife food plot.

ROADS & FENCES: An improved all-weather gravel road leads in from FM 2412 through the automatic gate entrance and on to the homesite. There are multiple pasture roads and trails that feed off of this main arterial road providing easy travel in and around the ranch. Perimeter and cross fences range in condition from excellent to poor. The north boundary along the river and east boundary are not fenced at this time.

MINERALS: The owner is believed to own a portion of the minerals and is negotiable on conveying some minerals with an acceptable offer. There's no production on the property. Buyer will assume responsibility and expenses associated with obtaining a mineral ownership report if one is desired.



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UTILITIES: Heart of Texas Electric Cooperative and Multi-County Water Supply provide utility services to the ranch.

SCHOOL DISTRICT: Gatesville Independent School District

PROPERTY TAXES: The property is under ag exemption and the annual property taxes for 2020 were \$7,382.98.

PRICE: **\$1,495,000 (\$9,484.84 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

214-361-9191 office

214-361-2095 fax

www.HRCranch.com

Bret Polk- Agent

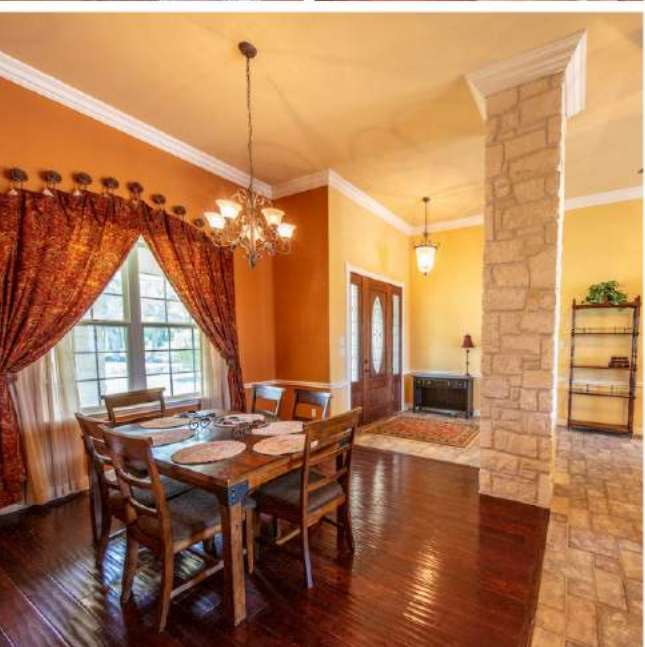
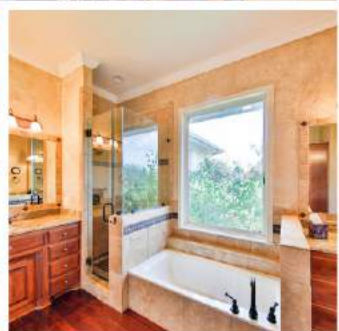
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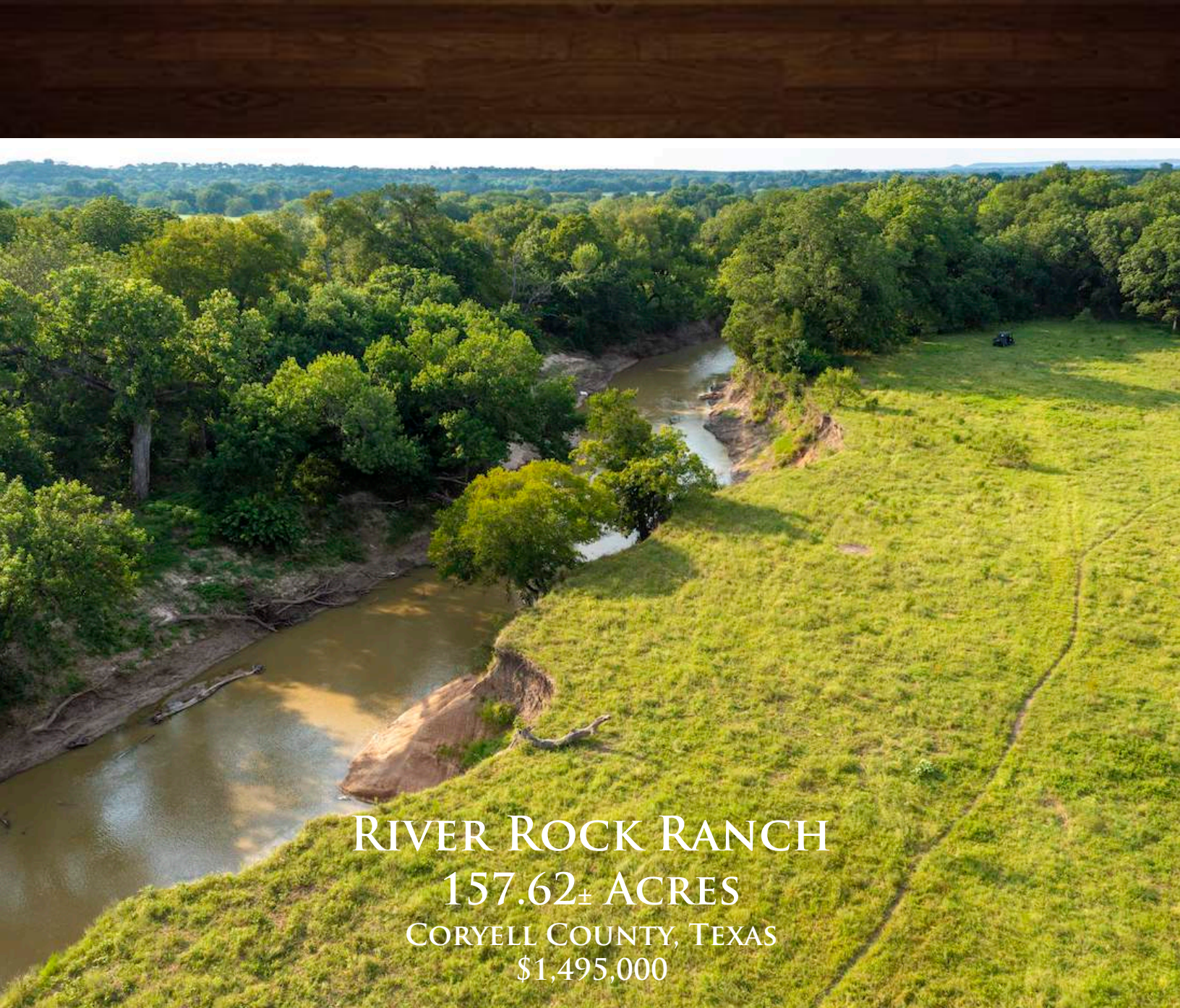
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