

DUCK POND RANCH

160± ACRES
BAYLOR COUNTY, TEXAS
\$825,000




HORTENSTINE
RANCH COMPANY

(214) 361-9191
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GENERAL DESCRIPTION: This 160± acre Baylor County ranch is being sold as a turn-key, "ready to go" recreational property. Located about 13 miles southwest of Seymour, Texas, near Miller Creek Reservoir, Duck Pond Ranch offers a beautiful homestead featuring a fully furnished 1800 square foot "Farmhouse style" home and a 1200 square foot metal barn with concrete floors. The land comprises 90 acres of native pastureland and 70 acres of prime cultivation with nice rolling topography, excellent views, thick cover, and a wetland area known as "The Duck Pond," perfect for waterfowl hunting during the season. A good internal system of roads allows access through the native habitat, and cross-fencing allows for cattle rotation. Duck Pond Ranch is an excellent hunting

and farming property, creating a perfect country getaway for the family.

DIRECTIONS: Located in the southwestern portion of Baylor County, the property is approximately 2 hours 45 minutes from Dallas, 2 hours 20 minutes from Fort Worth, and about 13 miles southwest of Seymour, Texas, in a quiet and private area. From downtown Seymour, Texas, travel south on Hwy 277. Turn left or south on FM 1152 off of Hwy 277. Travel 4.7 miles south on FM 1152 to County Road 454. Turn left on County Road 454, and the gate will be on your left approximately 1.4 miles.

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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IMPROVEMENTS: An 1800 square foot newly constructed and beautifully furnished 3/2 ranch home is ready to go. Decorated in "farmhouse" style touches, the shiplap walls, wood-burning rock fireplace, top-of-the-line furnishings, and modern appliances create an inviting feel. This sale will include all the home furnishings, dishware, linens, appliances, etc. If desired, the attic was constructed to increase the home size by an additional 800 square feet for a future owner. Just outside the house is a new storm shelter, a firepit area, and a nice earthen water tank perfect for watching the native animals come in to drink. Sitting just east of the home is a 1200 square foot metal barn with concrete floors, windows, and a large roll-up door. This barn is perfect for holding multiple vehicles, a tractor with implements, ATVs, feed, and more. (Tractor and ATV are not included in the price) This home compound sits on a fenced one (1) acre space with new gates and an all-weather road leading from the ranch entrance.

TERRAIN: Duck Pond Ranch has a lovely roll to the landscape. Big views and thick cover are found on the north and eastern sides, with a deep draw through the center. One large tributary runs from Dutch Creek in the east and traverses the northeast portion. On the west side, another large water tributary flows from the fields back to the northeast corner through the center. These tributaries feed a notable "Duck Pond" that varies in size from two (2) acres to its current size being approximately four (4) acres. Miller Creek Reservoir is conveniently located 4 miles to the southwest. The native pastureland includes Mesquite and Hackberry trees. Lotebush, Catclaw are also present and good for the wildlife. The ranch offers 90 acres of native pastureland and 70 acres of prime cultivated land.



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WILDLIFE/ HUNTING: Deer, quail, turkey, dove, varmints, and a variety of waterfowl call Duck Pond Ranch home. Southern Baylor County is known for its large whitetail deer. One large 2-4 acre pond in the northeast creates a nice habitat for a variety of ducks and other waterfowl species in the fall and winter months. The cultivated areas on the western side could be planted in native sunflowers to create prime dove hunting in the fall. There are two (2) corn feeders and one (1) hunting stand currently in place that will convey with the sale.

VEGETATION: Tree cover consists mainly of mature mesquite trees with scattered hackberry and a mix of other trees commonly found in this area. Forbs, browse, and cactus species include elbowbush, skunkbush, bumelia, and lotebush and are all present to provide ideal wildlife habitat. Native grasses include switchgrass, Texas wintergrass, dropseed, Indiangrass, and a variety of other grasses. Wildlife habitat and pastureland is above average and in excellent condition.

WATER: Two (2) earthen stock tanks are located on the property providing water for cattle and wildlife. The larger tank, aka "Duck Pond," is located in the northeast portion of the ranch and is approximately 2-4 acres in size, depending on rainfall amounts. This pond creates an excellent wetland area and is a popular stopover location for many waterfowl varieties during migration. The Duck Pond is fed from a tributary flowing from Dutch Creek just east of the property. Good topography and elevation slope in this area make it an ideal location for a nice size body of water. The second earthen tank is just over a half-acre in size and sits just north of the home, an ideal location for sitting on the back porch and enjoying the native wildlife.



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TAXES: This property is agriculturally exempt. 2022 property taxes were \$4,035.

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.

PRICE: : \$825,000 (\$5156.25 PER ACRE)

UTILITIES: Baylor Water Supply Corporation provides water to the home, and Tri-County Electric Cooperative, Inc supplies the electricity.

LEASES: There is currently no hunting or cattle lease in place.

FENCING: Fencing across the ranch is in excellent condition. To keep cattle away from the home and barn area, the internal cross-fencing sections off the cultivation from the pastureland and the homestead area.

SCHOOL DISTRICT: Seymour ISD

MINERALS: Mineral ownership is unknown. There is no current oil and gas production currently.

LEGAL DESCRIPTION: 160 +/- acres located in the NW ¼ of Section 15,Block 45 HT&TC RR County survey, Abstract 216.

CONTACT:

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