

COTTLE FAMILY RANCH

160± ACRES

SHACKELFORD COUNTY, TEXAS

\$873,500



(214) 361-9191
www.hrcranch.com

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OVERVIEW: The Cottle Family Ranch is a very beautiful and desirable Shackelford County property located between Cisco and Albany, Texas. Offering some of the best parts of a recreational ranch, the property includes good earthen water tanks, thick brush and a classic country home to relax. The ranch is located just outside of Moran, Texas with easy access from the Dallas/ Ft. Worth area. The perfect location for fishing, hunting, hiking or gardening. The Cottle Family Ranch is one of the most recognizable properties

in the area and would make an excellent home location and/or country retreat.

LOCATION: Approximately 19 miles north of Cisco, Tx and 15 miles south of Albany, Tx. The ranch front gates are located on CR 213 in a quality area near Moran, Texas. Drive times from the metroplex are approximately 2.5 hours from Dallas and 2 hours due west of Fort Worth, 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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DIRECTIONS: From Cisco, Tx, go North on Highway 6 approximately 19 miles to Moran, Tx. Turn right (or east) on FM 576 and travel 1.2 miles. As FM 576 starts to curve to the north, stay straight onto the gravel CR 213. The ranch entrance gate will be located on the right just after this curve. There is a large red sign with "Cottle" marking the entrance. There are two (2) entrance gates for the ranch located on CR 213.

HISTORY: The Cottle Family Ranch has been in the same family since the early 1900s. Jerry and Jean Cottle were given the ranch as a wedding present in 1948 by Jerry's grandmother, Emma Cottle. The couple decided to make this ranch their permanent residence and built the family home and barn in 1972-1973. Jerry and Jean Cottle raised their two sons on this wonderful property; one of which is the current owner today.

TERRAIN: The Cottle Family Ranch has a good rolling topography with a high ridgeline located in the southwest portion of the property. Beautiful views to the north, back over the home compound, can be seen from this vantage point. Large limestone and sandstone rock outcrops can be seen throughout the property and add a nice visual feature to the overall property.

VEGETATION: Tree cover consists mainly of mature mesquite trees with scattered live oaks, hackberry and a mix of other trees commonly found in this area. The home is surrounded by a variety of southern trees including crepe myrtles, mulberry and juniper. Forbs, browse and cactus species include elbowbush, skunkbush, bumelia, prickly pear and lotebush and are all present around this ranch and provide a great 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 good condition.



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IMPROVEMENTS: A 3 bedroom, 2 full bathroom, 2444 (+/-) square foot home built on a slab foundation. The home also features a large living room, kitchen, laundry and mudroom combination and a large two (2) car attached garage. The home has central heating and air conditioning with rural water and electric already in place. The home site includes 8 small satellite storage buildings and a large 1875 square foot metal equipment barn. 800 square feet of the barn is enclosed for extra storage space and the remainder has four big parking bays for larger farm equipment. This entire home area has a red metal pipe fence to keep cattle away from the residence. There is an eight (8) acre grass field in front of the home area that can be cultivated and put into a dove field or food plot if desired.

STOCK WATER: There are two (2) earthen stock tanks located on the property providing water for cattle and wildlife. The larger tank is located in the central portion of the ranch and is approximately two (2) acres in size. The second tank is approximately ¼ acre in size located close to the home in the front part of the ranch. The water catch for both tanks is very good but levels do fluctuate with area rainfall totals. Both tanks have held water through many dry times and are a good source for family fishing and fun.

WILDLIFE: Whitetail deer, turkey, hogs, dove, ducks and native wildlife species are plentiful and provide great hunting and viewing. The two earthen tanks have fish and provide good family fishing opportunities. This property also provides excellent hunting for varmints of all kinds. The ranch is in an excellent location for several wildlife species.

FENCING: Fencing is in excellent to good condition. Some of the fence rows are older fence but still hold cattle inside the property very well. There is no internal cross fencing except around the house compound.

INTERNAL ROADS & ACCESS: There is a good system of roads to get around the property. Recent rock base has been added from the entrance gate to the home site and has improved access to the home complex substantially. The all-weather rock base CR 213 runs along the north side of the ranch allowing for good, easy access. There are two (2) entrance gates along CR 213.

SURFACE LEASES: There is cattle lease but no hunting lease currently in place. The cattle lease can be canceled with the sale if desired.



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UTILITIES: Ft. Griffin Special Utility District provides water to this property currently and AEP provides the electric.

MINERALS: Not being conveyed with the sale.

SCHOOL DISTRICT: Moran ISD.

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: \$873,500 OR (\$5459.37 PER ACRE)

CONTACT:

Hortensine Ranch Company, LLC (Broker)
12740 Hillcrest Road, Suite 230
Dallas, TX 75230
214.361.9191 office
www.HRCranch.com

Blake Hortensine- Broker/Partner

214.616.1305 mobile
blake@hrcranch.com

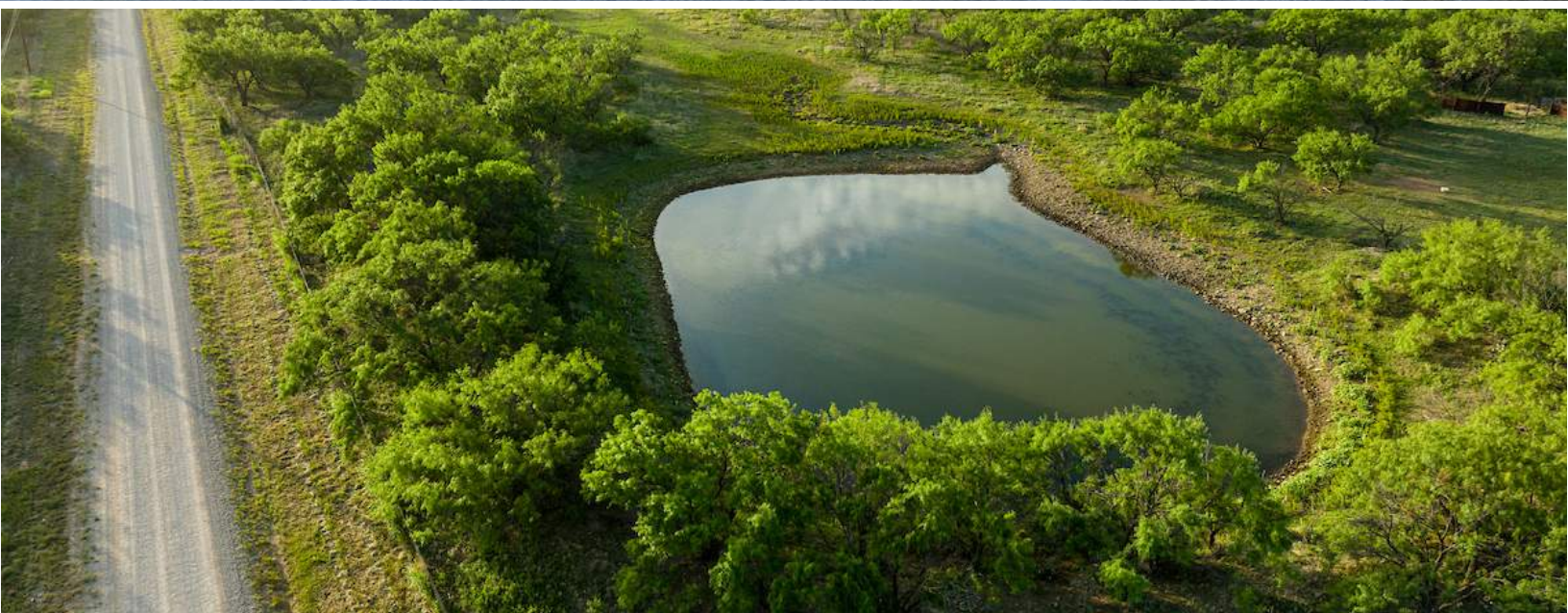
Jack Fauntleroy- Broker

940.550.4432 mobile
jack@hrcranch.com



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Hortenstine Ranch Company, LLC (Broker)

HRCranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Blake Hortenstine- Broker/Partner

blake@hrcranch.com

Mobile: (214) 616-1305

Jack Fauntleroy- Broker

jack@hrcranch.com

Mobile: (940) 550-4432

