

HILLTOP RANCH
95.5 +/- ACRES
FREESTONE COUNTY, TEXAS
\$367,675 (\$3850/ACRE)



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

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PROPERTY SUMMARY: Hilltop Ranch is a versatile combination ranch with great mix of open pasture, ponds, creek bottom and a mature hardwood canopy on much of the property. The hillside, located in the center of the ranch, provides a perfect opportunity for a home site overlooking the potential lake site on the east side of the property. Full of wildlife, this ranch is the perfect venue for your permanent home or a weekend retreat secluded away from the city lights and conveniently located near Fairfield, TX.

LOCATION: Hilltop Ranch is centrally located between Fairfield (~7.5 miles) and Teague, TX (~8.4 miles) providing country living close to all the amenities of two great East Texas towns. The property lies approximately 95+/- miles from Dallas, 150+/- miles from Houston and 155+/- miles from Austin, TX. There is county road frontage on two sides of the property. The west side of the property is bordered by CR 930 and the southern boundary is CR 934.

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 Dallas or Houston, take Interstate 45 to Fairfield, TX and exit Highway 84 and go west. Go west on Highway 84 3.54 miles, then turn right on County Road 941. Stay on County Road 941 for approximately 2.03 miles (County Road will make three 90 degree turns R, L and Right before reaching CR 934). Turn left on County Road 934 proceed .77 miles to the intersection of CR 934 and CR 930. Turn right on the CR 930 and the entry gate will be the first gate on the right after turning north on CR 930.

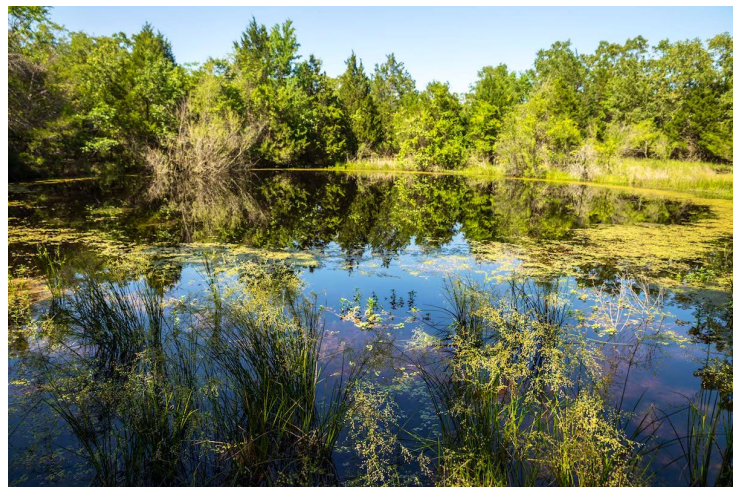
TERRAIN: The topography on the ranch undulates with the highest point located on the west side then sloping east to the creek bottom in the NE corner. The elevation changes range from a high of 463' to a low of 410' for 53' of elevation change.

SOILS: Primarily fertile sandy loam in the uplands and clay in the creek bottom area.

WATER: The headwaters of Walthall Creek run through the eastern edge of the ranch where a 4.2+/- acre potential lake site exists. Buyer to verify and determine the validity of the lake site. Also located on the ranch are two ponds, one on the southern boundary and one on the northern portion of the ranch. There are two water wells located in the center of the property on the hilltop. The wells are not currently in use.

WILDLIFE: Whitetail deer abound on Hilltop Ranch. The property has not been hunted in a number of years providing a wildlife sanctuary.

IMPROVEMENTS: 2 water wells, electricity into the property and fencing. Exterior fencing is in good to fair condition around the entire property and believed to be cattle ready. Trails on the property are well maintained and an entry point exists on each county road.



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EASEMENTS: A gas pipeline traverses the eastern edge of the ranch. One oil & gas well is located in the NW corner of the ranch being accessed directly off of CR 930.

SURFACE LEASES: One oil & gas lease.

MINERALS: Surface only. There is one gas well located on the property.

UTILITIES: Navarro County Electric Cooperative (two meters exist on the hillside), Clay Hill Water Supply Corporation and two water wells.

DEED RESTRICTIONS: The Seller will deed restrict the property against mobile and/or manufactured homes and future divisions less than 20 acres.

SCHOOL DISTRICT: Teague Independent School District

TAXES: 2019 estimated property taxes - \$274.12

PRICE: **\$3,850 per acre (\$367,675)**

COOPERATING BROKER: Cooperating Brokers/Agents representing Buyers must be present for all showings to participate in real estate commissions. Hortenstine Ranch Company LLC reserves the right to determine the level of fee participation shared with a cooperating Broker.

CONTACT:

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