

CRYSTAL SPRINGS RANCH 37 \pm ACRE HILLTOP TRACT

BOSQUE COUNTY, TEXAS

\$358,512



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

CRYSTAL SPRINGS RANCH - HILLTOP TRACT

BOSQUE COUNTY, TEXAS | 37± ACRES



LOCATION: Ideally located ~7.5 miles south of Glen Rose, Texas, and just into the northern portion of Bosque County on Bosque County Road No. 2720, the Crystal Springs Ranch Hilltop Tract is approximately 1 hour 30 minutes southwest of Dallas and 1 hour south of Fort Worth.

SUMMARY: Almost 37 acres of raw land in highly desirable Bosque County. Build your very own hilltop country home or cabin and take advantage of the amazing unimpeded views across the 5,000+ acre neighboring ranch to the east, as you enjoy sunrises, star filled night skies, and the peace and tranquility of good ol' country living.

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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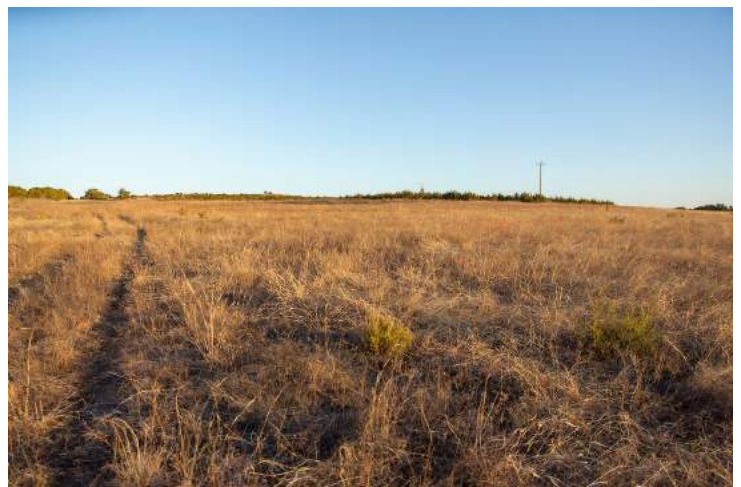
TERRAIN: Ranging in elevations from approximately 906' to 989' above sea level, the property offers just over 80' of scenic rolling elevation change. A hilltop is situated near the heart of the property providing an outstanding potential building site with views as far as the eye can see to the north and east, and a backdrop of bigger hills to the south and west. Tree cover consists primarily of cedar with scattered mesquite, sumac, cedar elm, bumelia and hackberry, along with a few oaks that dot the landscape.

WATER: The property features a nice sized stock pond which serves as a reliable source of water for wildlife and livestock, while also offering some great fishing. Underground water is readily available with the property located above the prolific Trinity Aquifer. New water wells are commonly drilled to depths of 500'-600' in this area.

WILDLIFE: Deer, turkey, hog, fox, bobcat, coyote are all found in the area and with a feeder and game camera set up, you'll be sure to see some visitors.

ROADS & FENCING: The east side of the property fronts along Bosque County Road No. 2720 for approximately 1/2 mile. Fences primarily consist of older barbed wire and t-post fencing, but appear to be in fair to good condition.

LIVESTOCK & GRAZING: The owner utilizes the property as part of a rotational grazing program that includes almost 6,000 acres, ensuring that the pastures are not overgrazed.



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MINERALS: Negotiable. The owner is believed to own a portion of the minerals. There's no production on the property. If desired, Buyer may have a mineral report conducted at Buyer's expense.

ELECTRICITY: United Cooperative Services provides electrical service to the area with a line already in place on the property.

SCHOOL DISTRICT: Walnut Springs Independent School District

DEED RESTRICTIONS: As terms of a sale some deed restrictions will apply. Contact agent for more information.

TAXES: Property is ag-exempt and annual property taxes are estimated to be around \$65 for 2021.

PRICE: \$9,700 per acre (\$358,512)

ADDITIONAL ACREAGE AVAILABLE: If additional acreage with a home is desired, there are 64.84+/- adjoining acres to the north with a ~1,800 SF brick home and 2+/- acre lake. See our website for additional listings of the Crystal Springs Ranch or contact agent for more details.

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:

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