

RAYMOND CREEK RANCH

135± ACRES

BOSQUE COUNTY, TEXAS

\$567,000



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

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LOCATION: Ideally located in the northeastern portion of Bosque County, approximately 2.0 miles west of the town of Kopperl, Texas, the property is an easy 1.5 hours southwest of Dallas, 1.0 hour south of Fort Worth, and 1.0 hour northwest of Waco.

SUMMARY: Get away to Bosque County!! The Raymond Creek Ranch offers woods, water, hunting, fishing, and outstanding proximity to DFW. Once part of a sand and gravel mining operation, this ~135 acre ranch is a good representation of what

can be accomplished when a company takes pride in their reclamation efforts. Whether it's a private hunting retreat, weekend getaway, or you're looking for just the right spot to build your permanent residence in the country, you'll want to give this one a try. The property is also located between and just minutes from two Lake Whitney/Brazos River access boat ramps. Kimball Bend to the northeast and Plowman Creek just to the southeast of Kopperl.

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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WATER: The ranch's name sake "Raymond Creek" winds its way through the densely wooded portion of the property from north to south for ~1,880'. Its clear water and flowing stream offer a reliable year round source of fresh water for wildlife, recreation, and a wonderful place of adventure for kids to explore. Through the mining operation multiple small quarry lakes were created that collectively account for a total of approximately 9 acres of surface water. The largest of these is a chain lake that impounds ~6.5 acres of water. Consistent depths of 10'-13' were measured. It's thought that this lake may be spring-fed as the depth of past mining activity may have come in contact with underground water sources. The water level doesn't seem to fluctuate much, the color and clarity are ideal, and the fishery appears to be extremely healthy. Whether it's from the bank, a kayak, or a canoe, the bass fishing is outstanding.

HUNTING AND WILDLIFE: Bosque County is known for great hunting and abundant wildlife, and the Raymond Creek Ranch is no exception. The heavily wooded western portion of the ranch and riparian areas found along Raymond Creek offer prime wildlife habitat for game which include whitetail deer, turkey, hog, and varmint. West of Raymond Creek in the northwest portion of the property lies a hardwood tree lined and secluded ~6 acre field. This would be an ideal spot to plant winter wheat or oats and establish your fall food plot. The open pasture on the eastern side also offers excellent opportunity for establishing sunflower for dove. Rounding out the possibilities, waterfowl hunting can be outstanding at times as the abundant surface water sources are frequented by migratory duck and geese.

ROADS AND FENCING: The east boundary fronts along Bosque County Rd No. 1155 for ~900 feet with two gated ranch entrance points. The interior road system primarily consists of pasture roads and trails that wind through the property running along the creek, in and out of the wooded areas, and around the lakes. Perimeter fencing ranges in condition from excellent to poor.



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MINERALS: Minerals are negotiable.

EASEMENTS: There are no pipeline, large transmission line, or neighboring land owner access easements encumbering the property.

SOLAR FARM: The neighboring property to the south of the ranch is an operational solar farm. While this does not impact the use of the ranch whatsoever, it is visible. In keeping with our practice as a company, it is our desire to make prospective buyers fully aware of these type of unique outside factors prior to touring a property.

ELECTRICITY: United Cooperative Services provides electrical service to the ranch.

SCHOOL DISTRICT: Kopperl Independent School District

TAXES: Portions of the property are currently not under ag. exemption. With an acceptable offer, the seller will set aside 5 years of funds to be held in escrow for the annual tax payment while the ranch is transitioned (if so desired) back into ag. exemption.

PRICE: \$4,200 per acre (\$567,000)

ADDITIONAL ACREAGE: Also for sale, contiguous to, and located just west and northwest of the Raymond Creek Ranch, are two additional tracts of land. 30+/- acres of additional pasture land and 126+/- acres of an unreclaimed sand and gravel mine. Contact agent for more details about this adjoining acreage.

CONTACT:

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