

COVINGTON RANCH ON AQUILLA CREEK

404.89± ACRES
HILL COUNTY, TEXAS
\$3,299,854




HORTENSTINE
RANCH COMPANY

(214) 361-9191
www.hrcranch.com

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LOCATION: Covington Ranch on Aquilla Creek is located on County Road 1450 near Covington, TX. The ranch is situated between Covington and Hillsboro, TX. Conveniently, the property lies 63 miles southwest of Dallas, TX., 49 miles south of Fort Worth, TX., 20 miles northeast of Whitney, TX., and a quick 15 miles northwest of Hillsboro.

OVERVIEW: The Covington Ranch on Aquilla Creek is a scenic and well-balanced 404.87+/- acre combination recreational and agricultural production ranch with excellent water features, a barndominium, working pens and supporting improvements. The property boasts interspersed hardwood timber, fertile/productive pastures and notable

surface water including approximately .85 of a mile of Aquilla Creek frontage and multiple ponds up to approximately .75 of a surface acre in size. Tributary creeks offer scenic recreation, seasonal live water and lend well to wildlife habitat. Exceptional topography and green pastures foster gorgeous views amid potential home sites. Whitetail deer and Rio Grande Turkey are abundant in this location. For the cattle and/or horse enthusiasts, improved Coastal Bermuda pastures abound! The county road system offers all weather access to the property. The ranch has all weather access leading from SH 171 towards County Road 1450 N. on the east boundary.

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IMPROVEMENTS: The gated entrance leads way to a view of the picturesque red barndominium, outstanding topography, abundant water and surrounding pastures. The barndominium is nestled amongst old growth hardwoods with an incredible view of the pastures interspersed with majestic Oak trees. The two – story barn features nearly 1800+/- SF of shop space on the ground floor with a stair well leading upstairs to living quarters comprised of 900+/- SF (Per CAD) boasting 1 bedroom, a full bathroom, spacious living area with built in fire place and full kitchen.

A sturdy steel bridge and rock laden low water crossings provide reliable access to all pastures by traversing creek tributaries.

TREES, GRASSES, FORBS AND SOIL: The ranch is located in the Prairies and Lakes region of Texas. Tree species include varieties of Live Oak, Pecan, Hickory and Cedar among others. An abundance of native browse and forbs along creeks and transition areas compliment wildlife production. Improved pastures consist well - nurtured Coastal Bermuda and clover. Transition areas include native grasses such as Little Bluestem and bunch grasses. The ranch is fenced and cross-fenced into multiple pastures for rotational grazing and hay production. The majority of the property's upland and middle terrain is dominated by fine sandy loams while clay loams dominate lower elevations on the property.



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WATER: Nine ponds are well positioned across the ranch providing excellent water resources for wildlife and rotational grazing practices. Picturesque Aquilla Creek serves as the west boundary. The ranch boasts surface water from east to west with additional ponds up to 3/4+/- surface acre in size. Two tributaries from Aquilla Creek flow through the property moving east from the northeast and southwest corners. One functioning water well provides water to the improvements on the ranch. A hand dug water well exist in the southwest quadrant of the ranch and an abandoned wellhead is found near the center of the property. The Trinity is the major aquifer under the property.

TOPOGRAPHY: The ranch has excellent topography for Hill County with well-drained soils. Flood plain is limited to creek and tributary frontage only. The highest point is approximately 720' ASL near the main entrance eventually sloping down to Aquilla Creek to the lowest point just below 650' ASL on the southwest portion of the ranch. Topographic variance in the southwest quadrant of the property may lend well to wetland development.

LIVESTOCK/HAY PRODUCTION: The property is fenced and cross fenced for rotational grazing. Hay storage is fenced both in the central and southern quadrants of the property with working pens located on the north and south ends of the ranch. Under current management practices, conservative cattle carrying capacity is 60-70 mature cows in a commercial cow/calf program. Hay is harvested on approximately 75 acres of the ranch producing plenty of hay to sustain the herd through the fall/winter months.



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SCHOOLS: Covington and Itasca ISDs.

PRICE: \$3,299,854 (\$8150 PER ACRE)

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.

WILDLIFE AND FISHERIES: The property has been hunted lightly in the past and consequently possesses a healthy deer and modest turkey population. There are several areas that could be developed into food plots for wildlife. Waterfowl can be frequently found on the ponds during waterfowl migration. Fishing opportunities exist in multiple ponds on the property.

UTILITIES: One water well provides water service to the improvements on the property. Electricity is provided by HILCO Electric Cooperative. Electricity runs into the property in two locations.

EASEMENTS: The only easements known to Broker are for residential electricity.

PROPERTY TAXES: The property carries an agricultural exemption. 2023 property taxes were ~ \$3,100.

MINERALS: Seller owned minerals are negotiable.

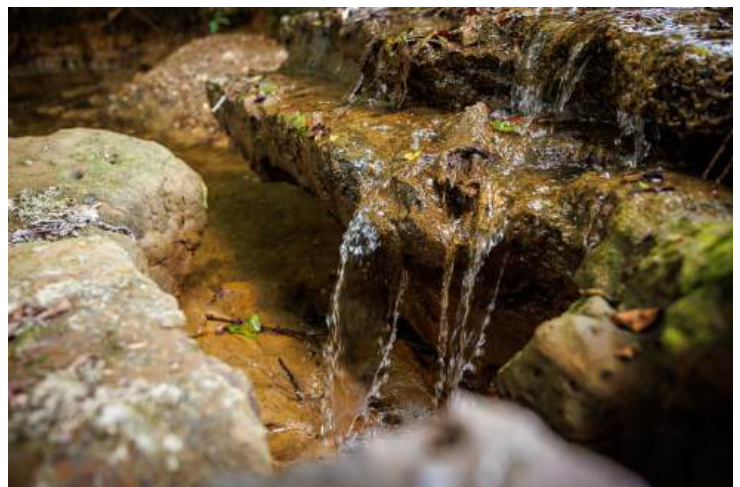
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