

CRYSTAL SPRINGS RANCH
33.58± ACRE HIGHWAY 144 WEST TRACT
BOSQUE COUNTY, TEXAS
\$233,381



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

CRYSTAL SPRINGS RANCH - HWY 144 WEST TRACT

BOSQUE COUNTY, TEXAS | 33.58± ACRES



LOCATION: Ideally located ~7 miles south of Glen Rose, Texas, and just into the northern portion of Bosque County on Highway 144, the property is approximately 1 hour 30 minutes southwest of Dallas and 1 hour south of Fort Worth.

SUMMARY: Here's a great spot to create your getaway in the country on ~33 acres in highly sought after Bosque County. The property offers water and electric already on-site, a great setting with views, highway frontage, easy access to Glen Rose and Walnut Springs, and proximity to DFW that's simply hard to beat.

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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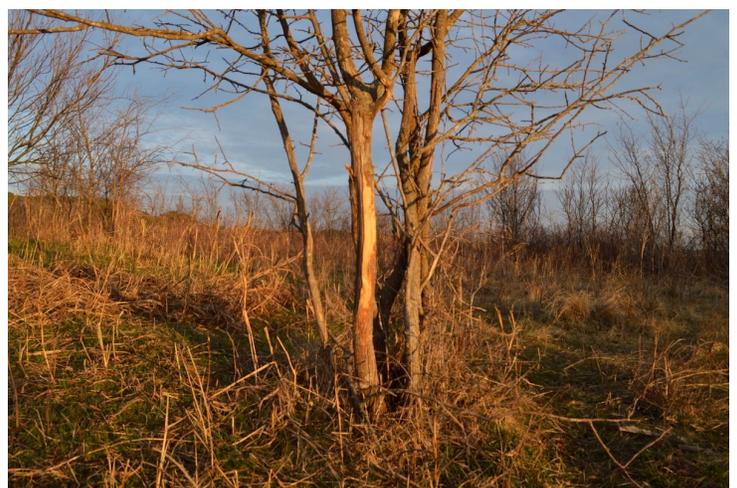
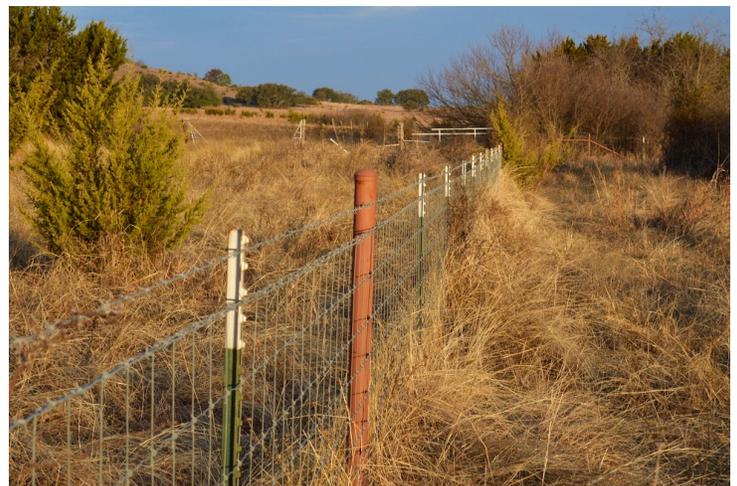
TERRAIN: The land offers a nice mix with the south ~1/2 being open gently sloping native grass pasture and the north ~1/2 consisting of a variety of brush and browse that includes cedar elm, sumac, hackberry, bumelia, greenbriar, mesquite, and cedar. There's approximately 50' of elevation change and the property sits near the foot of some big hills or what we here in this part of Texas like to call "mountains". Regardless of what you call them, they surround the property on the south and west and create a unique setting and feel. They also influence the property just enough that they create some big views looking east to the horizon and across an area locally known as 7 Knobs as you look north toward Glen Rose.

WATER: Underground water is readily available with the property located above the prolific Trinity Aquifer. There is one submersible pump water well in place and an old windmill standing nearby for nostalgia.

ROADS & FENCING: The east side of the property fronts along State Highway 144 for almost 1/2 a mile. Fences are like new and in excellent condition.

LIVESTOCK & GRAZING: The property is not leased and the owner currently utilizes it to graze a small herd of goats.

WILDLIFE: There are numerous signs showing that wildlife frequent the property and north half offers good habitat with cover and plenty of browse that will attract and hold some game periodically. The property is also bordered by much larger neighboring ranches and you can rest assured there's plenty of wildlife nearby. Set up a feeder and game camera, and you might be surprised to see what stops by.



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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 property.

SCHOOL DISTRICT: Walnut Springs Independent School District

EASEMENTS: A pipeline easement runs from south to north through the property, as does an electric line easement that runs along the highway.

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 \$100 for 2021.

PRICE: **\$6,950 per acre (\$233,381)**

ADDITIONAL ACREAGE AVAILABLE: 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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