

ROCK CREEK RANCH

67.85± ACRES

PALO PINTO COUNTY, TEXAS

\$1,985,000




HORTENSTINE
RANCH COMPANY

(214) 361-9191
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OVERVIEW: Rock Creek Ranch is an exceptional high fenced Palo Pinto County property. It is in a great location with a private lane leading to an impressive entrance before winding through meticulously sculpted trees to the first-class home and barns. There are large sandstone rock outcroppings, 2/3 wooded & 1/3 open pasture, sandy soils and nice water features. Property is located atop the Ward Mountain range north of Santo, Texas, an easy hour's drive west of Fort Worth. Rock Creek Ranch is perfect for a permanent residence or weekend getaway.

LOCATION: Approximately 8.5 miles south of Palo Pinto and 4.5 miles north of Santo. The ranch entrance is located on Ward Mountain Road in a quality area near Lone Camp, Texas. Drive times from the metroplex is ~1.5 hours from Dallas and 1 hour west of Fort Worth via Interstate 20.

DIRECTIONS: From Santo, go north on FM 4 ~1.96 miles to Ward Mountain Road. Turn right (or north) on Ward Mountain Road and travel 2.6 miles to the top of the mountain. Stay to the left following Ward Mountain Rd until the entrance on the right. The views are exceptional on this road and the area is very scenic.

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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ENTRANCE: The ranch's private entrance features an impressive sandstone archway with an electric gate and keypad. There is an all-weather rock road, lined with beautifully manicured post oaks leading back to the family home and barns in a private location.

HOUSE: Beautiful 2784 square foot residence with 3 bedrooms/ 2 bathrooms. Home is in excellent condition and equipped with all the modern amenities. The back room of the house has floor to ceiling windows overlooking a bi-level rock terraced yard and a 3+/- acre private lake with a small dock. The home is on rural water and co-op electricity. Propane tank is in place for stove and oven. Otherwise, everything is electric.

BARNS: Two (2) large enclosed metal barns with concrete floors and rollup doors. Barn #1 measures 1500 square feet (30x50) and is used for vehicle storage. Barn #2 is 1500 square feet (50x30) and fully insulated with a side addition measuring 396 square feet (33x12). This side addition contains the water well pump system and a large poly water holding tank. Each barn features three (3) large roll up doors along the front with multiple windows and entrance doors on the back and sides. These barns are ideal for large equipment, trucks, additional storage and UTVs. There is a small living quarters with a kitchen and bathroom inside of Barn #2.

LOAFING SHEDS: Two (2) 15x35 foot loafing sheds and two (2) water troughs can be found in the middle portion of the property. This area was previously set up for horses with sandy soils and scattered trees.

TERRAIN: Diverse terrain with large sandstone outcroppings and hardwoods can be found on the east and west sides of the ranch. The topography is level to rolling with a deep draw on the eastern side allowing Rock Creek to enter the property from south to north. There is approximately 20 acres of open sandy land located between the two blocks of woods.



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VEGETATION: Ratio of tree cover to open land is 2/3 hardwoods to 1/3 pastureland. Tree cover consists primarily of mature post oaks, elm, cedar, a few pecans, live oaks, mesquite and a mix of other trees native to this area. Forbs and browse species provide exceptional wildlife habitat. Native grasses and some improved coastal Bermuda can benefit both livestock and cattle. Wildlife habitat and pastureland is above average and in excellent condition.

SOILS: Soils are sandy loam with center portion of property being perfect for horses and/ or future equestrian facilities.

SURFACE WATER: Rock Creek is located on the eastern side of the ranch. This creek is the water source for the 3+/- acre lake below the house. The lake is fully stocked with bass, bluegill, and other baitfish. The lake also attracts an abundance of ducks and a few geese in the fall and winter months. There is one (1) covered boat dock located on the lake with a small pontoon boat that conveys with the sale. There are two (2) other ponds, both on the west side of the property with one being shared with the neighboring property. The full-size pond is approximately ½-1 acre in size. The second “half” tank is smaller and located on the west fence line.

GROUNDWATER & WATER HOLDING TANK: Underground water is good with two (2) functional water wells in place. There is a rock lined, large concrete water holding tank and windmill along the main entrance road. The water holding tank needs to be sealed to hold water, but it has stone steps in place giving this tank great potential to be utilized as a swimming hole to cool off on a hot summer day.

WILDLIFE: This high fence game ranch has been stocked with eleven (11) Axis deer (5 bucks/ 5 does/ 1 fawn). There are five (5) whitetail does and two (2) bucks. The older buck is in the 180 B&C size class and approximately 3 years old. Whitetail deer genetics are high quality and came from Cotton Mesa Ranch. Other wildlife species on the property include Rio Grande turkey, dove, lots of ducks, and a variety of song birds. A great horned owl nested near the house where she is raising her young. There are no feral hogs or coyotes on the property.

FENCING: High game fence was built in 2021 and surrounds the perimeter of the property. A driving lane has been cleared around the perimeter to allow regular inspections of the fence. Culverts have steel panels to prevent hogs and coyotes from getting in. Fence is inspected on a regular basis.



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INTERNAL ROADS & ACCESS: There is a good system of roads through the property and around the perimeter fence giving the property a much larger feel. Access off Ward Mountain Road is an owned, all weather fenced lane. The lane runs directly to the entrance gate and continues back to the ranch home. This rocky lane allows easy access to the property and home complex in all weather conditions.

SURFACE LEASES: No surface leases are currently active.

EASEMENT: A natural gas pipeline barely crosses the NE corner.

UTILITIES: United Co-op provides electricity to this property and Santo Special Utility District provides rural water service. Internet service is provided by Sierra Communications and Dish Network provides all television services.

MINERALS: Mineral ownership is unknown. There is no current oil and gas production.

SCHOOL DISTRICT: Santo ISD.

TAXES: Taxes for 2022 were believed to be \$7980. Property is agriculturally exempt.

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 Listing Broker.

PRICE: **\$1,985,000**

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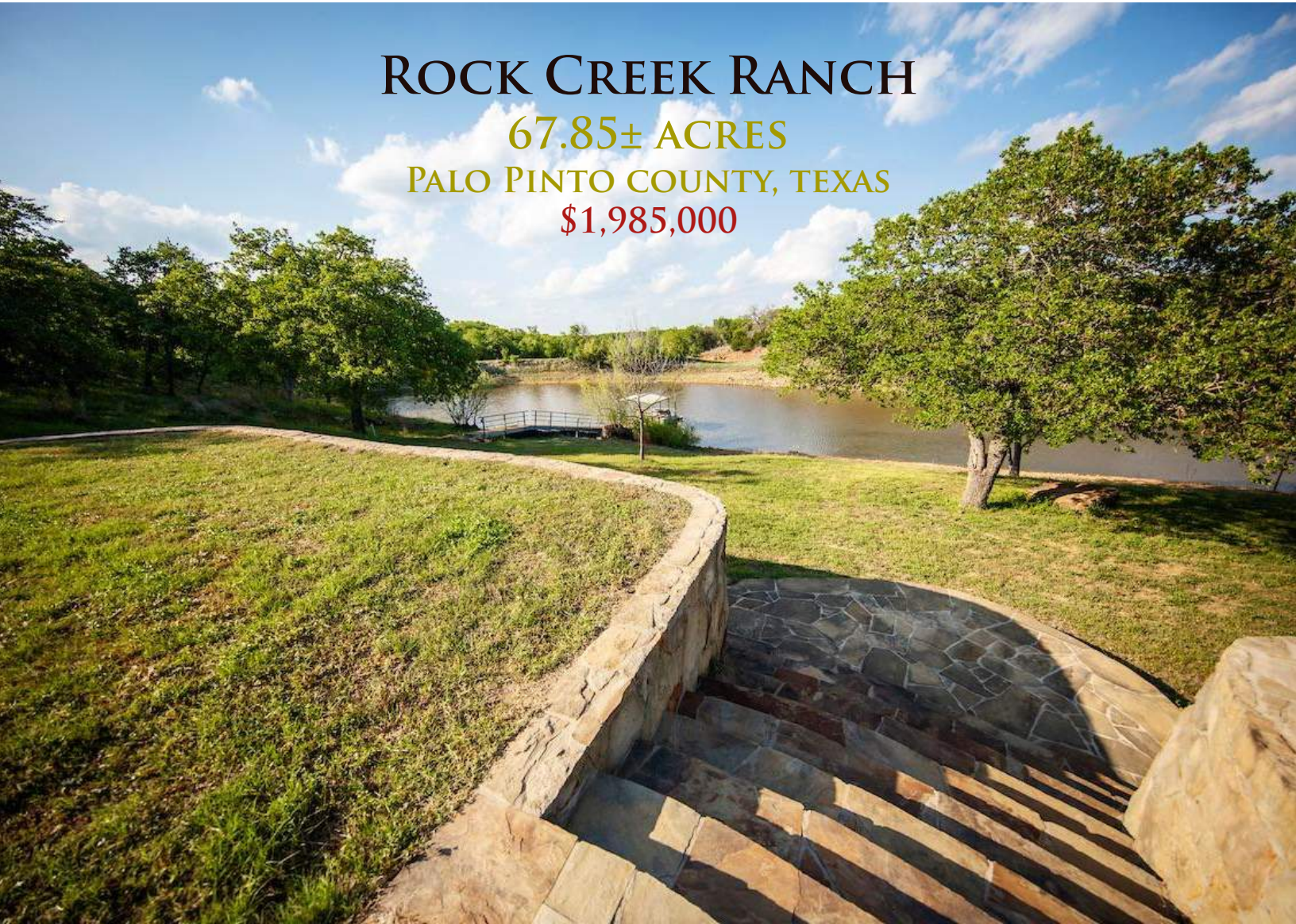


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