

TWIN CANYONS RANCH

310± ACRES

HOOD COUNTY, TEXAS

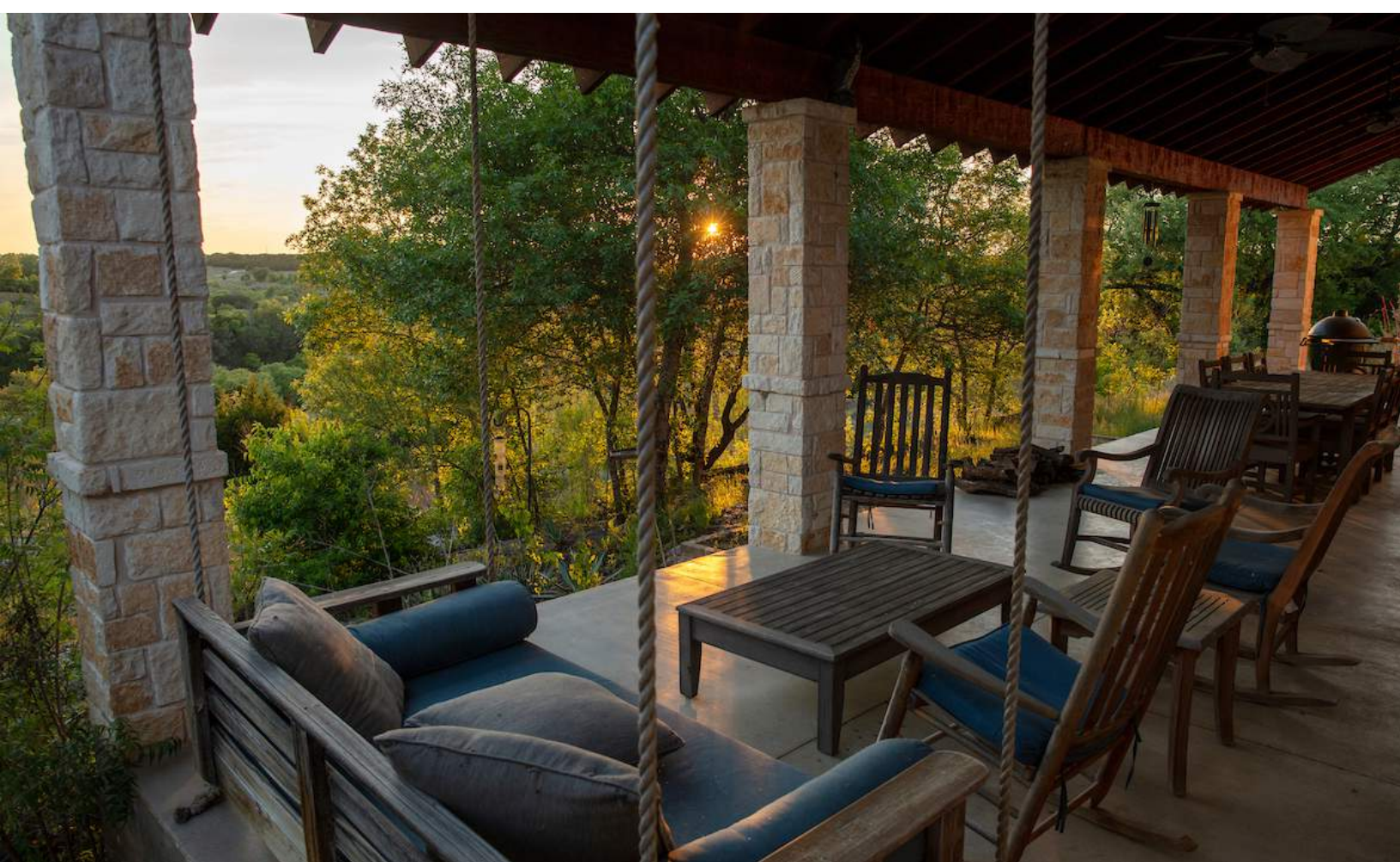
\$3,250,000



Office: (214) 361-9191
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AREA HISTORY: Imagine the first Spanish explorers making their way up Los Brazos de Dios, “the arms of God” or what we know today as the Brazos River, as they encountered this wild new land and the Indian tribes that inhabited the areas along the river. The longest river in Texas, the Brazos extends across the state from the Gulf of Mexico all the way into New Mexico. Its basin, rich in Texas history, played a large role in the development of the area and state. “Cotton was King” in Texas and the soils that could be found along the river bottoms were fertile and prime for cultivating. In pre-Civil War days, areas along the Brazos boasted cotton and sugar plantations that were said to be homes and showplaces of some of the wealthiest men in the state. As farms

grew in number in the area, there was need for a cotton gin. Reportedly, the earliest gin and mill were constructed in northwestern Hood County near Lipan in the late 1870's. As the boll weevil decimated cotton crops and production declined, ranching increased and continues to be the main stay for land use in the county today. In late 1969 the De Cordova Bend Dam was completed across the Brazos River impounding what it is now Lake Granbury and sparking tremendous development and growth in the region that continues to this day. Granbury is home to a thriving local economy, wonderful restaurants, shopping, numerous championship golf courses, and in recent years has even seen a vibrant revitalization of its historic downtown district.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



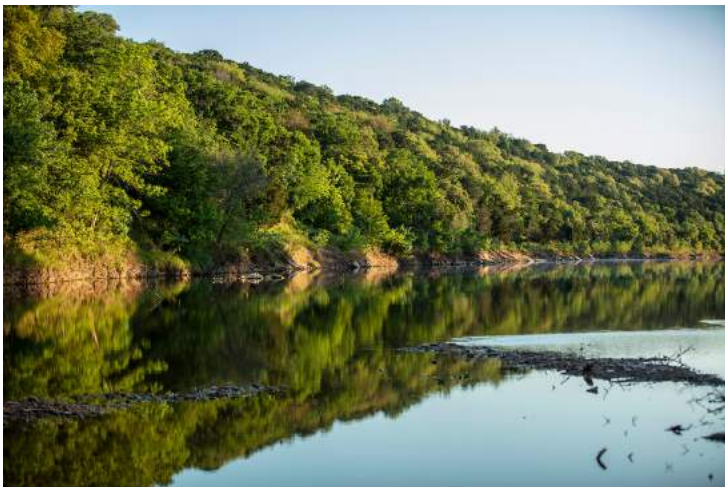
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PROPERTY OVERVIEW: Twin Canyons Ranch is a diverse recreational use property found south of lake Granbury along the banks of the Brazos River, in southeastern Hood County. The landscape offers scenic terrain with dramatic topography and views, hardwood forest, rolling native pastureland, and plentiful surface water sources. It's especially rare in this area these days to find a ranch of this size and quality that hasn't been overly improved and/or subdivided. We are honored to offer the Twin Canyon "For Sale" and believe it represents an unparalleled opportunity in the area to own a truly spectacular live water ranch.

LOCATION: The property is located 8.5 miles South of Granbury on FM 2425, only 45 miles SW of Fort Worth and 80 miles SW of Dallas. Physical address: 7631 Hayworth Hwy, Granbury, TX 76048.

TERRAIN: The land provides over 170' feet of elevation change creating incredible views as rock bluffs and outcroppings protrude from hillsides and multiple spring-fed creeks wind their way thru the limestone terrain supplying additional sources of year-round water. Arrowheads can be found throughout the property as present day Hood County was once home to early Tonkawa Indians and later Comanche, Wichita, Kiowa, and Apache tribes.



VEGETATION: Live oaks, red oak, elm, cedar, and pecan trees provide good wildlife habitat. Many areas are meticulously groomed creating extremely nice park-like settings. Other areas are heavily wooded and undisturbed. There is good native pasture for cattle.

WATER: Water features abound at Twin Canyons, anchored by ~3,000' of highly desirable Brazos River frontage. The frontage ranges from low banked with easy river access, sandy beaches, and gravel bars, to high banked rock bluff overlook points with panoramic views. There are also spring-fed limestone bottom creeks and 3 stock tanks. One of the stock tanks is outfitted with a fishing dock. There are three water wells (two with pumps), one of which provides water to the house. The creeks and river make a very unique property.

WILDLIFE & FISHERIES: Deer, turkey, and native wildlife species are plentiful and provide great viewing/ hunting opportunities. Duck hunting is excellent on the Brazos River and stock tanks during the fall month. Fish populations are good in the ponds and river.

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IMPROVEMENTS: The main ranch home was constructed in 2016 and offers ~2,600 sf of living space with 3 bedrooms/3 ½ baths, plus an attached garage and multiple covered porches with big views. A second smaller 1,077 sf home, was built in 1976 and is located near the working pens toward the front of the property. A covered carport/storage building is adjacent to this home. Near the river you'll find a 6,048 sf barn for storing hay and/or equipment. The property offers excellent drive-up appeal, enhanced by the "Twin Canyons" stone entrance with electric gate surrounded by huge live oaks.

LAND MANAGEMENT: An extensive amount of dozer work, brush sculpting, and good old fashion chainsaw and hand clearing work has been completed, creating one of the prettiest places you will ever see! This is a prime example of responsible stewardship by a landowner and gas company.

SURFACE LEASES: The ranch is not leased for hunting or grazing. There are 200 acres under a current O&G lease held by production. The operator is a good one and has an all-weather road going along the northern boundary to the locations so there is no traffic through the interior of the property. Quality of the ranch is unaffected by gas production.

MINERALS: The current owner does not own any minerals on the portion of the property where production is located and is not receiving any income. However, there is a surface waiver in place which prevents any new locations from going on the property, so what you see is what you get.

SCHOOL DISTRICT: Granbury Independent School District



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PROPERTY TAXES: The property is under a wildlife exemption and taxes are estimated to be \$6,725 for 2020.

PRICE: **\$3,250,000 (\$10,483.87 per acre)**

FURNISHINGS AND EQUIPMENT: Furnishings and equipment (tractors, Polaris Ranger, etc.) are not included in asking price, but are negotiable & can be purchased as part of a turn-key sale.

ADDITIONAL ACREAGE AVAILABLE: There are 362.63+/- acres of contiguous land available if additional acreage is desired. See our Treaty Vistas Ranch listing for more details at the following link, [Treaty Vistas Ranch](#).

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 are at the sole discretion of HRC, LLC.

CONTACT:

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