

V-BHARRE RANCH

945.09± ACRES

BOSQUE COUNTY, TEXAS

\$12,000,000




HORTENSTINE
RANCH COMPANY

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PROPERTY DESCRIPTION: There are so many simple pleasures to experience on a classic ranch... the smell of the crisp early morning air, the sunrise as it sparkles through the leaves on the trees, a whitetail doe and her fawn browsing in a bright green wheat field, the splash of the water as a largemouth bass breaks the surface to feed, the unending magic of the milky way in the big Texas night sky. These are those special times that cause us to stop, slow down, and reflect on the pure beauty in nature, and are experiences we all wish to share with family and friends. Welcome... Hortenstine Ranch Company is honored to bring to the market the legendary Bosque County V-BHARRE Ranch. One would be hard pressed to find a

more manicured, well maintained and dialed-in ranch of this quality, caliber and size. With convenient proximity to Dallas/Ft. Worth, the V-BHARRE Ranch boasts those unique "Top of the Hill Country" features that Bosque County is renowned for...unmatched terrain diversity, exceptional tree cover, outstanding water sources and excellent topography providing unparalleled views as far as the eye can see. The main ranch owners' home and two (2) subsequent guest homes provide first class comfort and quality for all the family and friends one wishes to host. Coupled with world class whitetail and exotic game hunting, the V-BHARRE Ranch is in an asset class all its own and truly perfect for the person that wants it all!

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LOCATION: Located in northeastern Bosque County, the V-BHARRE Ranch can be found approximately 5.6 miles northeast of Meridian, the county seat, 23 miles southeast of Glen Rose, and is an easy 1-1/2 hours southwest of Dallas, 1 hour 10 minutes south of Fort Worth, and 1 hour northwest of Waco. The property is also located less than 10 miles west of the nearest Lake Whitney boat ramp. Property address: 586 CR 1120, Meridian, TX 76665.

OWNER'S HOME: The owner's home is perched on a hilltop that overlooks the ranch headquarters and much of the property and surrounding countryside to the north. What a view!! The well-appointed, custom stone & wood exterior home with metal roof measures approximately 4,150 sq. ft. of living area and offers 3 beds, 2.5 baths, plus a private office. An impressive and welcoming entry greets you and opens into a large family room where you will find comfort and ample space for R & R, and/or hosting guests. This impressive heart of the home has vaulted ceilings, custom cabinetry, full floor to ceiling rock fireplace, and an impressive collection of taxidermy. The owner's home office is located just off the entry and is setup where you can stay connected and conduct business as usual from the ranch, if/when needed. The master suite is a getaway in and of itself, with large bedroom, attached ensuite with large walk-in shower, whirlpool tub, double vanity, custom tile flooring, custom wood cabinetry, and one of the largest walk-in closets you will find. Opposite the family room a wonderful chef's kitchen is found fully equipped with large pantry, high end appliances, custom wood cabinetry, farmhouse sink, granite countertops, and dining area with a large custom wooden farm table. Two spacious guest bedrooms and another full bath, along with a half bath and utility room, are all located just off the kitchen. Just down a short hall you will find access to the attached 4-car garage that provides plenty of room for vehicles, utv's and additional storage. Outside along the front and back of the home there's over 900 sq. ft. of covered porches to enjoy. A well-maintained lawn and manicured landscaping surround the home, and an all-weather gravel road loops around and up the hill providing easy access.



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GUEST HOME #1: The hunting lodge, "Hacienda" guest house is centrally located within the ranch headquarters area. This two-story Spanish style ranch home offers ~3,950 sq. ft. of living space with 4 bedrooms, 2.5 baths, kitchen, dining, and living area, multiple wood burning fireplaces, and unique stucco finishes & arched entryways. Out front you will find over 900 sq. ft. of screened-in porches and just above on the second story, an outside balcony. Outside at the back of the lodge you will find a welcoming patio/entertainment area with a large custom constructed native stone fireplace and large grill. The perfect place for private event hosting and large family gatherings. Many hours have been enjoyed here with family and friends and is a favorite area of the owner for entertaining. Sit near the glow and warmth of the fireplace as you look up and take in a stunning star filled night sky. Drive up to the lodge is provided by a full circle concrete driveway that loops completely around the compound and connects at a porte-cochere and 1-1/2 story 2 room apartment/guest quarters just off the large patio. The driveway also connects a large game room/garage that measures ~1,500 sq. ft, and is flanked by a separate ~950 sq. ft. 2 bay shop/garage.

GUEST HOME #2: The second guest home is located further east into the property and measures approximately 1,950 sq. ft. of living space with 3 bedrooms, 2 baths, office, and open concept kitchen/dining/living room, and is of more modern construction with stone and wood exterior, metal roof, custom wood trim interior finishes, stained concrete flooring, and high ceilings. There's also an attached 2-car carport and storage room. Just behind the home is a charming rock firepit.

Owner is negotiable on conveying some furnishings with the sale. Contact broker/agent regarding list of furnishings.

NOTE: For buyers seeking a first-class property that is ideal for hosting large families, corporate groups and/or private event gatherings, the V-BHARRE Ranch will not disappoint and is capable of comfortably sleeping 36 people.



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GAME PROCESSING FACILITY: Located near the lodge, you'll find a game processing setup that will rival many commercial processing facilities. The metal constructed structure sits on a concrete base and provides a large open loading/unloading and skinning area fully equipped with winches, anchors, and an overhead hook and rail system. This rail system is perfect for hanging and rolling game right into the largest of the two game coolers located within the facility. Just inside you will find a fully enclosed, heated and cooled game processing room equipped with just about every piece of processing equipment one might ever desire. Industrial/commercial bone and meat saws, grinders, slicers, dehydrators, vacuum sealers, stainless steel processing tables and sinks, multiple racks and trays, and a large walk-in smoker that will make your mouth water just thinking about the end product. This facility is wired and equipped with internet access and a computer setup that is designated for hunting licenses and wildlife harvest records.

SHOP AND EQUIPMENT BARN: Two large structures house all the equipment and tools necessary to keep a ranch operation of this caliber operating and in pristine condition. A ~2,400 sq. ft. shop houses many of the ranch utv's as well as mechanics tools, equipment lift, compressors, tire machine/changer, wheel

balancer, welders, hand and power tools, mowers, etc. and a ~3,500 sq.ft. implement barn is just steps away where much of the larger ranch equipment is housed. Overhead diesel and gas fuel tanks are in place at the barn and two 20-ton overhead feed storage bins are also located nearby.

Owner is negotiable on conveying some equipment with the sale. Contact broker/agent regarding equipment lists.

HORSE BARN: For those who have a love for the equestrian lifestyle, a wonderful ~2,280 sq. ft. 5 stall horse barn is centrally located near the headquarters and is fully equipped. The barn features an office, bathroom, feed room, tack room, separate wash bay, and a comfortable second story apartment easily accessed by an electric staircase. This staircase can be conveniently raised or lowered with just the flip of a switch. The stalls and east end of the barn all open into a nice sized paddock. Just across an interior ranch road from the horse barn is a good-sized round pen for working/training and next to this you'll also find a ~1,000 sq. ft. hay barn dedicated for horse hay and equipment.



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WILDLIFE: If you can name it, the V-BHARRE Ranch more than likely has it. Featuring Kudu, Eland, Nilgai, Wildebeest, Sable, Blesbok, Gemsbok, Red Deer, Waterbuck, Fallow, Axis, Scimitar Horned Oryx, Addax, Audad, Blackbuck, and even a couple Kangaroo. Who knows, you might even see a giraffe out there...In addition to a world-class line up of exotic species, the ranch is home to an equally impressive herd of 300+ trophy whitetail. Rio Grande turkey, dove, and seasonal waterfowl. V-BHARRE has and continues to be a revenue generating high end commercial hunting and high caliber genetics whitetail and fallow deer breeding operation. For a buyer who wants a world class recreational ranch, but maybe not the hunting/breeding operations, the owner has the ability to remove and sell the hunting/breeding operations fairly quickly if desired. The current asking price does include a very well-stocked ranch as far as wildlife are concerned, which would also include a good population of free roaming quality genetics whitetail and fallow.

Note: The whitetail and fallow deer breeding stock are not included at the current asking price, nor is the breeding and hunting operation, however, the owner would consider selling the ranch completely turn-key with the breeding/hunting operation that would include a complete client and vendor list, all rights to the brand, and current website, for buyers who would want to

consider continuing these practices. Contact broker/agent for more details regarding wildlife inventory and supplemental information about the whitetail and fallow genetics and breeding operations, as well as financials associated with the commercial hunting and breeding operations.

WILDLIFE FOOD PLOTS: There are numerous food plots established throughout the ranch and annually planted in preparation of fall/winter hunting season, as well as providing supplemental sources of food/vegetation for the wildlife. The food plots range in size from the smallest at ~3 acres to the largest measuring ~10 acres.

BLINDS & FEEDERS: The ranch provides multiple hunting setups with quality hunting blinds as well as corn and protein feeders. Blinds include MB Ranch King, Atascosa, and a variety of others. Feeders include All-Seasons, Outback, and a variety of others. One tower blind, dubbed the "outdoor office" is fully equipped with a generator, heater, and Wi-Fi.

There are approximately 14 blinds, 9 protein feeders, and 13 corn feeders currently located on the property that will convey. Contact broker/agent for exclusion list.



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SHOOTING RANGE: At the V-BHARRE Ranch they want you hitting your target and have an excellent range for sighting in rifles and recreational/competition shooting. The range offers a target and backstop every 100 yards, from 100-500 yards and there's even a long-range target for those who have what it takes to hit the mark at 1,000 yards!

The range is also equipped for quick and easy setup of their automatic clay target throwers when it's time to dust off the shotguns.

TERRAIN: The terrain found at V-BHARRE Ranch is exactly why Bosque County is so highly sought after, and by many considered to be the "Top of the Hill Country". The landscape offers such great diversity with high hills, deep valleys, dense hardwood tree and brush cover, as well as open pastures and cultivated fields used to establish wildlife food plots. The ranch offers an array of settings from rough, rugged, and wild, to pristine, manicured, and park-like. There's approximately 220' of incredible elevation change found across the property with high vistas on the north and south ends of the ranch. The owner's ranch home sits atop one of the higher points at near 920' above sea level with spectacular views. On the north end of the ranch another big hill

(Texas mountain) tops out at just over 900' and offers 360 degrees of views from numerous vantage points. These two elevated landmarks add exceptional character to the ranch and are a must see on ranch tours. In the valley that lies between, there are seasonal draws and wet weather branches that move water throughout the ranch. These typically heavily wooded riparian areas provide excellent cover for wildlife as well as sources of fresh water.

FENCES: All perimeter fencing is high game fence, regularly checked, and maintained in excellent condition. The ranch is cross fenced and separated into three sizeable pastures by high game fencing as well. There are numerous high fenced pens associated with the whitetail and fallow deer breeding operations. These pens could easily be removed to open up the ranch to more free roam if a buyer did not plan/wish to continue the breeding operations.

There is pipe and cable fencing around the horse paddock, some chain-link yard fencing at the owner's home and the lodge, and a small amount of standard height barbed wire cross fencing.



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ROADS: The ranch is located off Bosque County Road No. 1120, one of the few paved county roads in Bosque County. The drive-up appeal is already impressive as you meander along the manicured ranch road frontage. (The ability to remain on pavement all the way to the gated ranch entrance is rare in this area if your property fronts a county road.) At the entrance you'll be greeted by a large, set back pipe entrance with overhead ranch sign. From the entrance you travel along the main all-weather gravel ranch road that leads through and into the heart of the property, connecting the homes, barns, and other facilities. There are additional improved roads that wind through the ranch, as well as a good system of interconnected pasture roads and trails that provide scenic travel in and around the property.

LAKES/PONDS: At max capacity the largest lake on the property is approximately 3 acres in size and is known to be an outstanding fishery for largemouth bass. There is a fishing tackle/equipment shed conveniently located near the lake. There are also 4 smaller ponds scattered around the property providing additional sources of water for wildlife and recreation.

WATER WELLS: There are four (4) water wells on the property. Two (2) Trinity Aquifer wells (one believed to be 1,000'+ deep and in the 2nd Trinity) that are dedicated to serving the owner's home, hunting lodge, guest house, horse barn, and shop. The other two (2) wells were previously windmill wells but were converted to solar powered pumps and are located in pastures where they provide supplemental water in areas where no electrical utility service lines are nearby. These wells are believed to be Paluxy Aquifer wells.

UTILITIES: Electrical utility service is provided by United Cooperative Services. Nextlink provides high speed internet service to the ranch. Private water wells provide domestic use water for the homes, and each is also on a private septic system.



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AIRPORTS: Both DFW International Airport and Dallas Love Field Airport are located approximately 90 miles northeast of the ranch. Waco Regional Airport (ACT) is a full-service airport located ~5 miles northwest of Waco and 44 miles from the ranch. It is a Class 1 Airport averaging 98 aircraft per day with two (2) runways measuring 6,596' and 5,896'. TSTC Waco Airport (CNW) is located ~8 miles northeast of Waco and 52 miles from the ranch. This airport averages 131 aircraft per day with two (2) runways measuring 8,600' and 6,291'. Additionally, Clifton Municipal Airport (7F7) is located 2 miles northeast of Clifton and 16 miles south of the ranch. This airport averages 123 aircraft per week, mainly small single engine, and offers one (1) 3,000' runway.

PROPERTY TAXES: The property is wildlife exempt and property taxes are estimated to have been \$24,813.03 for 2022.

MINERALS: There's no O&G production on the ranch and the minerals are not leased at this time. Owner is negotiable on conveying some minerals with the sale. Buyer will assume responsibility and expenses associated with a mineral ownership report if one is desired.

PRICE: \$12,000,000 (\$12,697.20 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 Listing Broker.

CONTACT:

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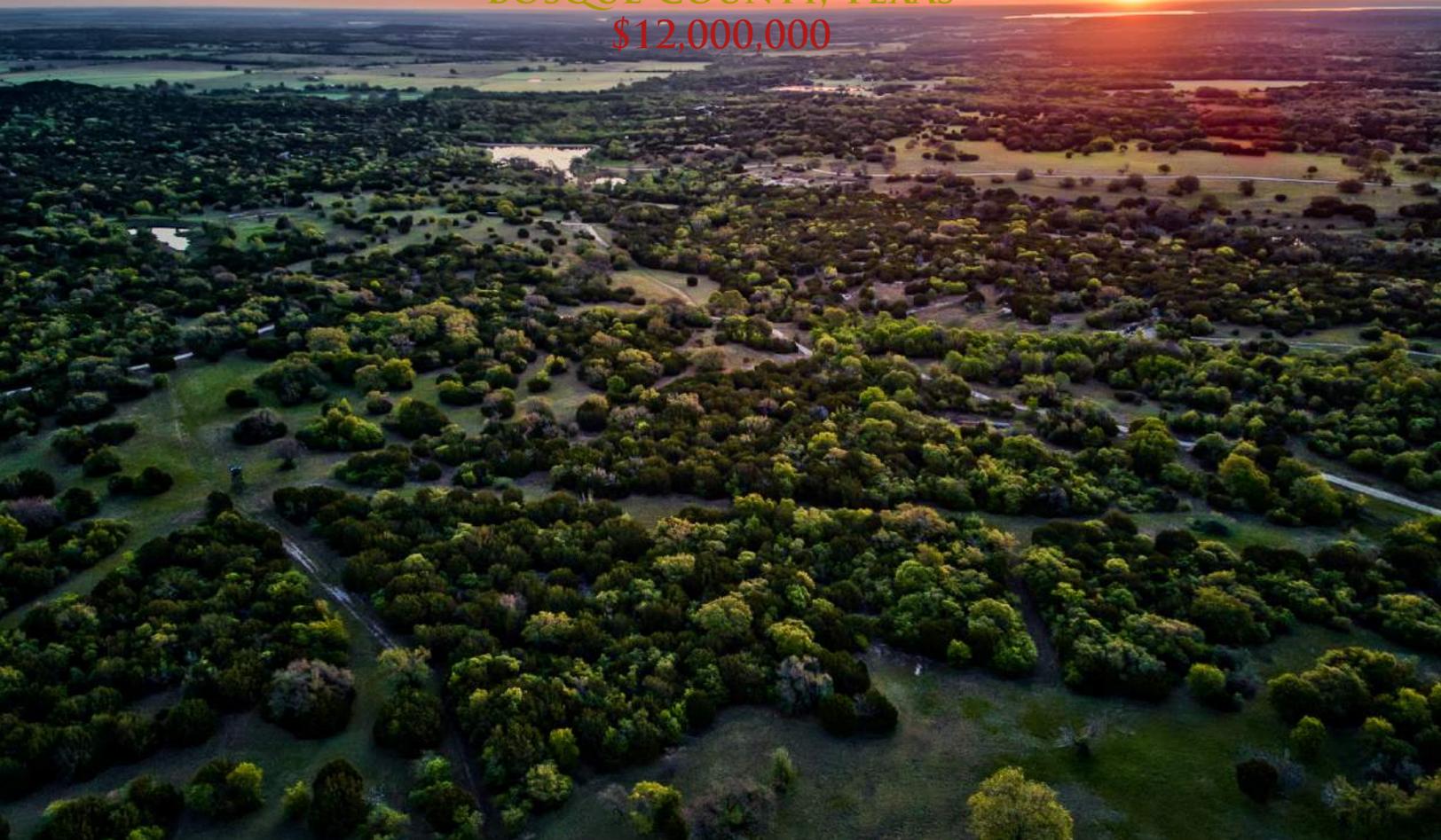


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