

K-BAR RANCH
1,431.52+/- ACRES
BOSQUE COUNTY, TEXAS
\$6,227,112 (\$4,350/ACRE)



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PROPERTY OVERVIEW: The K-Bar is a diverse combination ranch found in the southeastern portion of highly sought after Bosque County at the confluence of Cedar Creek and the Brazos River. Approximately 7 miles by way of paved FM Highways 56 and 2490 or 11.25 winding river miles south of Lake Whitney dam. The property is utilized for recreation and livestock, and offers scenic terrain with dramatic topography and big views, numerous potential building sites, hardwood forest, rolling native pastureland, and plentiful surface water sources. Primary features include quintessential Bosque County landscape consisting of unique geologic features, giant rock ledge shelter/over-hang, Brazos River access, seasonal Cedar Creek, multiple lakes, outstanding wildlife habitat, strong native pastures, and proper management practices in place. It's especially rare in this area these days to find a ranch of this size and quality that hasn't been overly improved or that isn't encumbered with the structural improvements and tastes of a previous owner. We are honored to offer the K Bar Ranch "For Sale" and believe it represents an unparalleled opportunity to own a large sprawling legacy type

ranch and have it your way. The makings of an exceptionally well rounded and fulfilling ranch investment.

DIRECTIONS FROM DALLAS & FORT WORTH: Take Interstate 35 south to Hillsboro and Exit 370A for TX-579 Spur. Follow Spur 579 for 1 mile before merging and continuing on TX-81 S for another 2.2 miles to downtown Hillsboro and the court house square. Turn right and proceed west on TX-22 W for 20 miles crossing Lake Whitney Dam and continuing to the intersection of FM 56 S in Laguna Park. Turn left and proceed south on FM 56 for 3.7 miles to the intersection of FM 2490 S (aka Wortham Bend Road). Turn left and continue south on FM 2490 for 2.8 miles to the ranch entrance on the left.

DIRECTIONS FROM WACO: Take FM 1637 (aka China Springs Road) north out of Waco for 4.5 miles to the intersection of FM 2490 N (aka Wortham Bend Road). Turn slightly right and proceed north along FM 2490 for 13.4 miles to the ranch entrance on the right.

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AREA HISTORY: Bosque, Spanish for “woods” describes this part of the Eastern Cross Timbers of North Central Texas perfectly. An Ecoregion recognized by a band of heavily wooded terrain that extends south from the Red River toward Waco, separating the Grand Prairies to the west and Blackland Prairies to the east. A noted landmark of early pioneers as this strip of dense timber posed difficult travel and offered the native Indians cover and seclusion. Bosque County was carved out of McLennan County and officially formed in the early 1850’s as settlers moving west with the frontier found this “well watered” area to be fertile and the land inexpensive. The eastern boundary of the county meanders along the Brazos River and numerous river bends such as Kimball Bend, Smith’s Bend, and Wortham Bend along with wagon crossings such as Burk’s Crossing and Spivey Crossing, where home to small settlements and trading posts. Spivey Crossing was located about a mile up the Brazos from where Cedar Creek feeds into the river (the southeast corner of K-Bar Ranch). At the turn of the 20th century these wooded hills and productive river bottoms were home to numerous farms and ranches and continues to be the main stay for land use in the area almost 120 years later.

TERRAIN: Ranging in elevations from ~ 420’ near the Brazos River at the southeast property corner to ~ 655’ at the northwest property corner, a total of ~ 235’ of overall elevation change occurs across the ranch. The land is marked by scenic plateaus, points, and ridges as they transition into valleys and draws along seasonal drainages and flowing streams. A rock rim lines the southeast part of the property and overlooks a deep canyon below where Cedar Creek has carved its way to the Brazos River over 1,000’s of years, creating some of the most unique geologic features you will find anywhere. There are crystal clear pools where waterfalls seasonally spill off the top of the rim plunging into the limestone beneath and have over time weathered out multiple pools that stair step to the bottom, massive boulders that guard entry into river waterway, and the most significant and awe inspiring of all, a towering rock shelter overhang. It’s difficult to put into words the enormity of the natural cavern that has been created here where Cedar Creek makes its last bend before reaching the Brazos. We see these in the area occasionally, but not nearly to this magnitude as it easily spans over 100 yards (a football field) in length, is approximately 60’ deep at its widest point, and from floor to ceiling measures roughly 4 stories in height. It is truly a site you must see to appreciate.



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TREE COVER & WILDLIFE HABITAT: Approximately 75% is heavily wooded with a strong collection of live oak, burr oak, red oak, post oak, elm, cottonwood, pecan, and hackberry hardwoods, along with brush and beneficial browse that include cedar, mesquite, sumac, red bud, cedar elm, elbowbush, bumelia, skunkbush, american beautyberry, and greenbriar. The remaining 25% is primarily open native grass pasture and additional areas that have recently been cleared for increased grazing and hunting purposes. Brush management efforts have been implemented on ~ 225 acres where cedar has been cleared and thinned along with manual underbrushing of dozens of century old live oaks across the ranch. There's also some mesquite country within the two northeast pastures where ~ 50 acres has been cleared and thinned. The diversity of vegetation, cover, reliable water sources, and natural travel corridors created by the landscape have all assembled to provide top-tier wildlife habitat.

WILDLIFE & HUNTING: Looking for a superb low-fenced hunting ranch? Then look no further, K-Bar is set-up and has been managed to provide outstanding whitetail hunting along with Rio Grande turkey, varmint, hog, dove, and duck. The owner's maintain an MLDP Conservation Option allowing them to hunt September 29, 2018 – February 28, 2019. In connection with TPWD wildlife biologist recommendations, deer herd management efforts have included selective harvest, taking culls and does, allowing quality bucks to mature, and a year round feeding program which includes protein. Blinds and feeders are in place, and include 10 HB tower blinds, 10 corn feeders, and 4 protein feeders. Another great aspect of low-fenced ranches is that you never know what you may see as we recently spotted two buck red deer that appear to have taken up residence on the property. The owner also reports to periodically see a small herd of blackbuck antelope who've made themselves at home. Just goes to show that when you couple good wildlife habitat with proper management, you can attract and hold more trophy game.



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WATER FEATURES, FISHING, & BOATING: There are numerous seasonal/wet-weather creek drainages that feed across the property supplying water to 4 stock ponds and 2 lakes (~ 5 & 6 acres in size). Cedar Creek also runs across the southeast part of the property before entering the Brazos River at the southeast corner of the ranch.

The stock ponds, lakes, and river could all provide excellent fishing opportunities and the avid angler will have plenty of options with the nearest Lake Whitney boat ramp only 10 minutes away. The river also offers kayaking and canoeing.

FENCES, PASTURE MANAGEMENT, & CATTLE: The owners conservatively run an average of 50 head of cattle, generally increasing that number during the spring months. The pastures are maintained on a rotational mowing program to control weeds and promote the growth of native grasses. All perimeter and internal cross fencing is in excellent condition with just over 5,500' of newly constructed fence along FM 2490, and over 6,600' of newly constructed cross fence that divides the northeast pasture and connects to the set of pipe working pens. Numerous cattle guards and gates have also been put in place to aid in ranch travel and pasture rotation.

ROAD FRONTAGE & INTERIOR ROADS: K-Bar Ranch offers multiple options for ranch access with just over 1.0 mile of frontage along FM Highway 2490 (aka Wortham Bend Road) and ¾ mile of frontage along Bosque County Road No. 3625 with two existing "low-key" no frills ranch gate entrances currently in place. The highway frontage creates an excellent opportunity to construct a signature ranch entrance off of pavement if so desired. Some interior roads have been graded and creek crossings improved to create a superb network of interconnected ranch and pasture roads, providing unimpeded travel throughout the property and seemingly endless trails to ride.



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STRUCTURAL IMPROVEMENTS: A 2,400 SF equipment barn was recently constructed in the northeast pasture. Aside from the barn, a metal staircase is in place and provides access off the top of the rock rimmed canyon and down to the large rock shelter over-hang, seasonal waterfalls and pools, Cedar Creek, and Brazos River access.

MINERALS: Seller is believed to own a portion of the mineral rights and will convey all minerals in Seller's possession. There's no oil and gas activity or leases affecting the ranch.

RIGHT-OF-WAYS: The property is clean and unencumbered by neighbor access easements, large electric transmission line easements, or pipeline easements.

UTILITIES: Electricity is provided by Heart of Texas Electric Co-op.

SCHOOL DISTRICT: Portions of the property are in both Clifton ISD and Valley Mills ISD.

PROPERTY TAXES: The property is ag exempt and taxes for 2018 are estimated to be approximately \$2,100.

AIRPORTS: Waco Regional Airport (ACT) is a full-service airport located 5+/- miles NW of Waco and 18+/- 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'. Additionally, TSTC Waco Airport (CNW) is located 8+/- miles NE of Waco and 25.6+/- miles from the ranch. This airport averages 131 aircraft per day with two (2) runways measuring 8,600' and 6,291'.



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PRICE: \$4,350 per acre (\$6,227,112)

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LOCATION & AREA ATTRACTIONS: The ranch is located 1 hour 30 minutes southwest of Dallas, 1 hour 20 minutes south of Fort Worth, and 30 minutes north of Waco. The towns of Clifton, Meridian, Whitney, and West are all within 25 miles of the property and are home to numerous annual events such as Fall Fest, National Championship Barbecue Cookoff, Pioneer Day, and West Fest just to name a few. Laguna Park near Lake Whitney Dam at 7 miles, is the closest stop for ice, fuel, and food.

In 1947 the U.S. Army Corps of Engineers began construction of Lake Whitney Dam across the Brazos River and 4 years later the impoundment was complete. Today, Lake Whitney is known as one of the most scenic recreational lakes in the state of Texas, with deep clear water surrounded by limestone cliffs. The lake covers 23,500 surface acres and is a noted fishery for striped bass, largemouth bass, sand bass, crappie, and catfish. Other activities include recreational watercraft, skiing, swimming, scuba diving, and duck hunting in the fall and winter months.

For Baylor University alumni and football fans, McLane Stadium is a short 30 minute drive from the ranch along with Waco and its charming small town atmosphere.



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