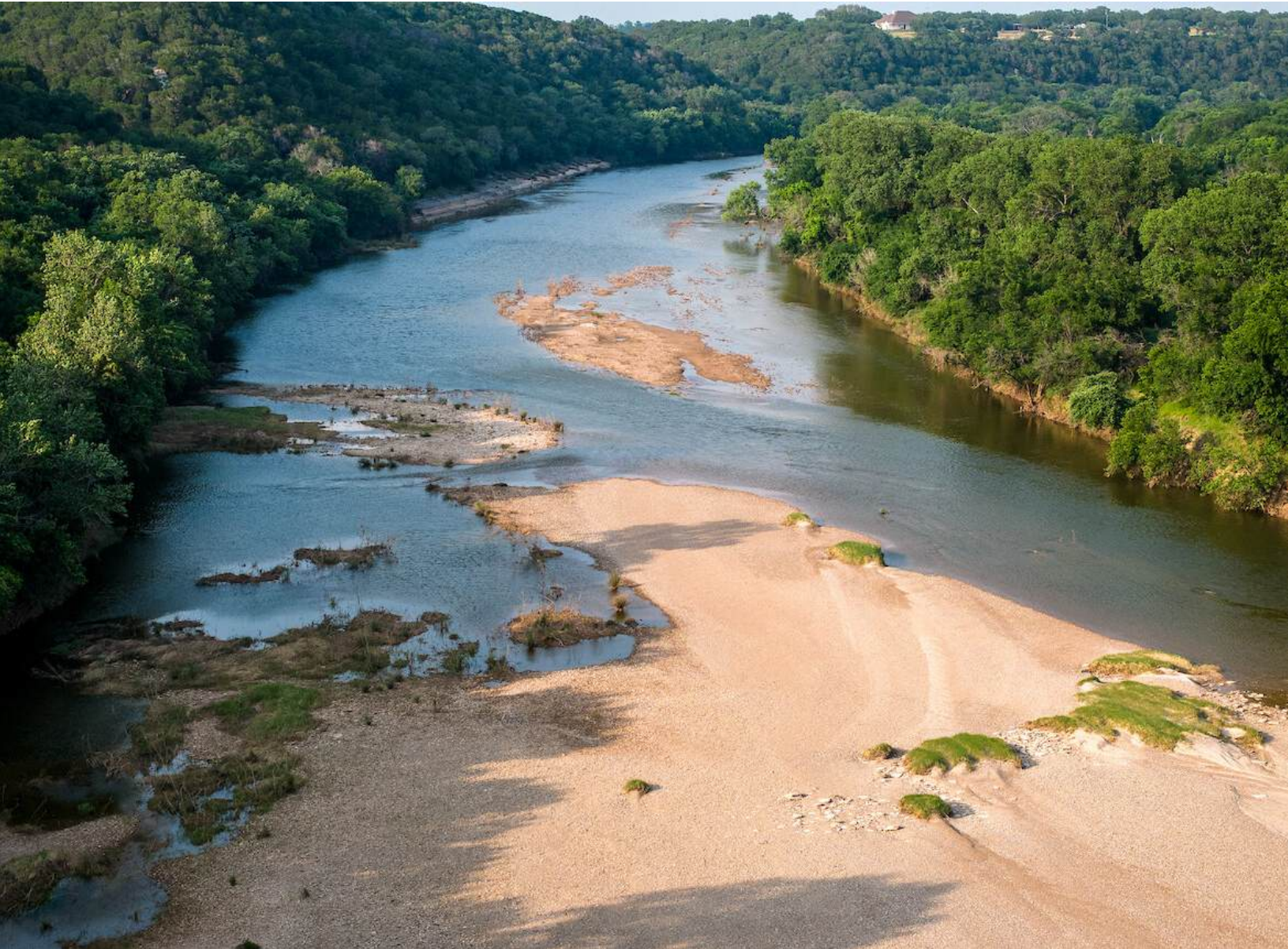


FLYING "A" RANCH ON THE BRAZOS

162.3± ACRES

SOMERVELL COUNTY, TEXAS

\$3,300,000



(214) 361-9191
www.hrcranch.com

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SOMERVELL COUNTY, TEXAS | 162.3± ACRES



SUMMARY: The Flying "A" Ranch is an outstanding combination use property found along the banks of the Brazos River just minutes from the charming town of Glen Rose, Texas. Owned by the "A"dams family for over 50 years, the ranch has historically been utilized for grazing livestock and cutting/baling an abundance of coastal Bermuda hay. Today, this desirable live water ranch also serves as an ideal retreat from the city for families seeking seclusion and privacy, hunting and fishing, and excellent proximity to the Dallas/Fort Worth region.

LOCATION: Located on the Cox Bend of the Brazos River in northern Somervell County and southern Hood County, approximately 12 miles northeast of Glen Rose, Texas, and 22 miles west of Cleburne, Texas, the property is less than an hour southwest of Fort Worth and only 1 hour 15 minutes southwest of Dallas.

PHYSICAL ADDRESS: 1884 CR 319, Cleburne, TX, 76033

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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WATER: Becoming harder and harder to find in this area, the ranch offers frontage along the highly sought-after Brazos River for ~1,867', providing exceptional live water access for an array of recreational uses. Whether it's fishing, kayaking/canoeing, or simply watching the kids splash around in the shallows, this stretch of the river is sure to get plenty of use. There are three stock ponds on the property providing additional fishing opportunities while also providing water for livestock and wildlife. Underground water in the area is in good supply, and the property has one water well in place that is believed to be ~400' deep and supplies the home with domestic water.

TERRAIN: The majority of the property consists of lush coastal Bermuda hay pastures that are managed by a longtime tenant for grazing cattle and hay production. The manicured condition of the pastures and their gentle roll as they slope toward the river provide a clean and appealing look to the land and great drive up appeal. The ranch home is perched on a ridge that runs through the northern 1/4 of the property creating scenic views of the pecan bottom and river below. Hardwood tree cover consists of scattered live oaks, pecan, cottonwood, elm, sycamore, and bur oak, along with other forms of woody stem browse such as red bud, elbowbush, American beautyberry, sumac, chinaberry, some cedar/juniper, green briar and mustang grape. Elevations range from a high near 660' to a low of 590' at the river for an overall change of approximately 70'.



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STRUCTURES: Originally constructed in 1960 and then expanded in the mid-90s, the charming home offers 2,400+/- SF of living space with 3 bedrooms, 2 full bathrooms, 2 dining areas, a nice country kitchen, a spacious living area with high ceilings, hardwood floors, and a rock fireplace. Outside, over 1,500 SF of porches flank three sides of the home, providing ample room for entertaining and relaxing while enjoying the outdoors. There's also a detached 200 SF guest cabin nearby.

A large barn is in place for equipment and offers 3,750 SF of enclosed space over concrete as well as two lean-tos for additional storage of ranch equipment and implements. One lean-to also provides covering for the working pens that are attached to the barn.

WILDLIFE: The ranch has not been leased for, nor hunted much at all in recent years. Typical of this area, whitetail deer, Rio Grande turkey, hogs, bobcats, fox, coyote, and songbirds of all kinds may be seen and/or heard. A pair of bald eagles also make the Flying "A" Ranch their home.

FENCES AND ROADS: The Flying "A" is cross-fenced into 5 separate pastures for rotational grazing. These cross fences and all perimeter fences appear to be in good condition. There's also a set of working pens located near the barn. Ranch access is provided via an improved chip-sealed main ranch road that leads in from the gated entry at the end of CR 319 and winds its way through the property for ~4,200' before reaching the ranch house. Unimproved pasture roads and trails provide additional interior access to all parts of the ranch and the river bottom.



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MINERALS: No O&G minerals will convey.

UTILITIES: United Cooperative Services provides electrical utility service to the property.

SCHOOL DISTRICT: Glen Rose ISD

PROPERTY TAXES: The ranch is Ag-Exempt and estimated property taxes per Somervell County Appraisal District and Hood County Appraisal District are \$525.15.

EASEMENTS: The property is free from and unencumbered by large electric transmission line and pipeline easements.

PRICE: \$3,300,000

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.

Bret Polk- Broker Associate

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bret@hrcranch.com

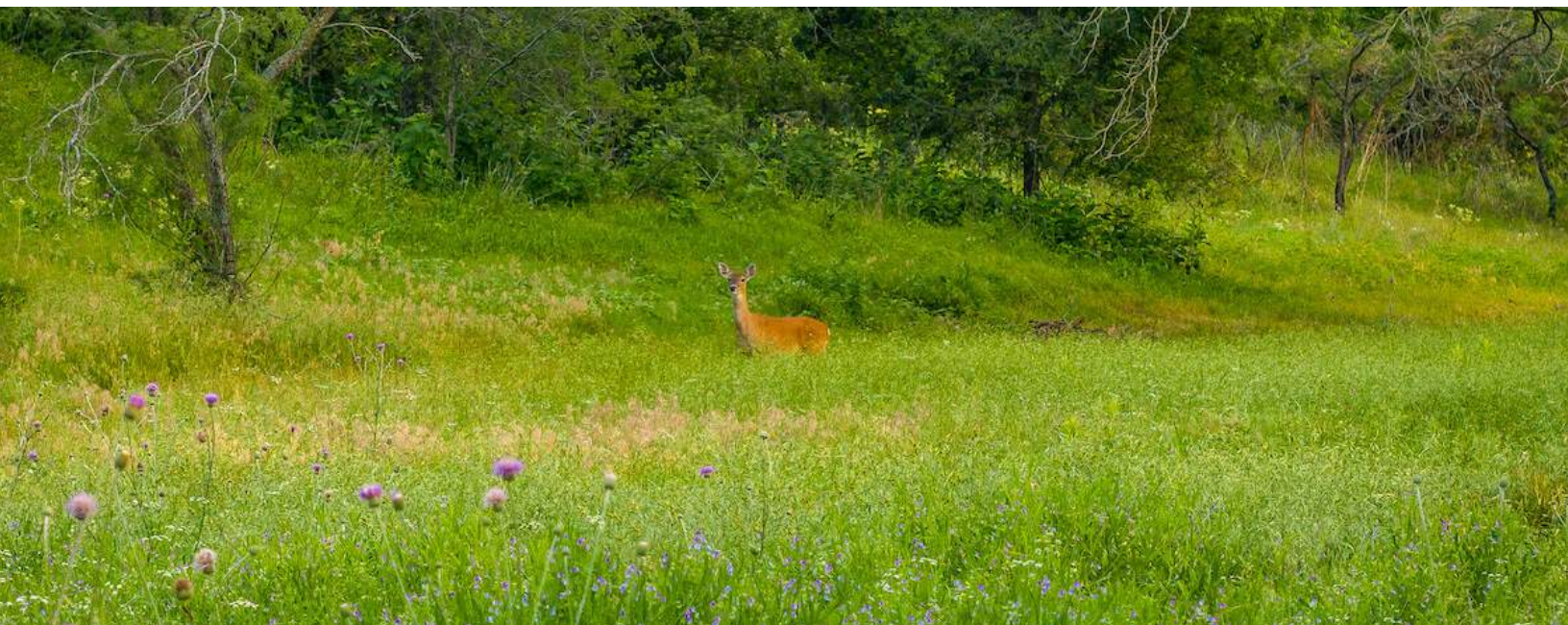
Chance Turner- Broker Associate

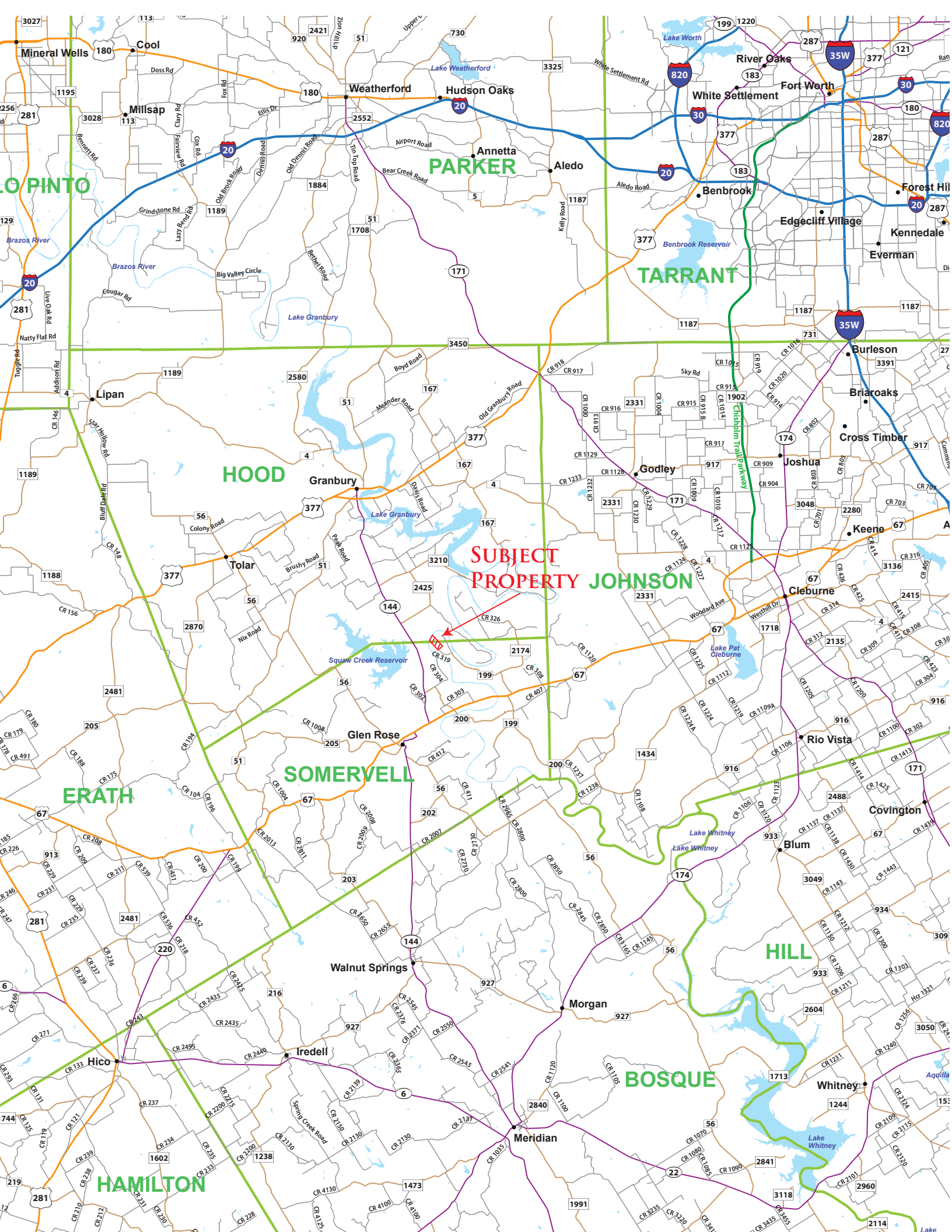
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Brazos River

House

Barn

HOOD COUNTY
SOMERVELL CONTY

HOOD COUNTY
SOMERVELL CONTY

County Road 319

**HORTENSTINE**
RANCH COMPANY

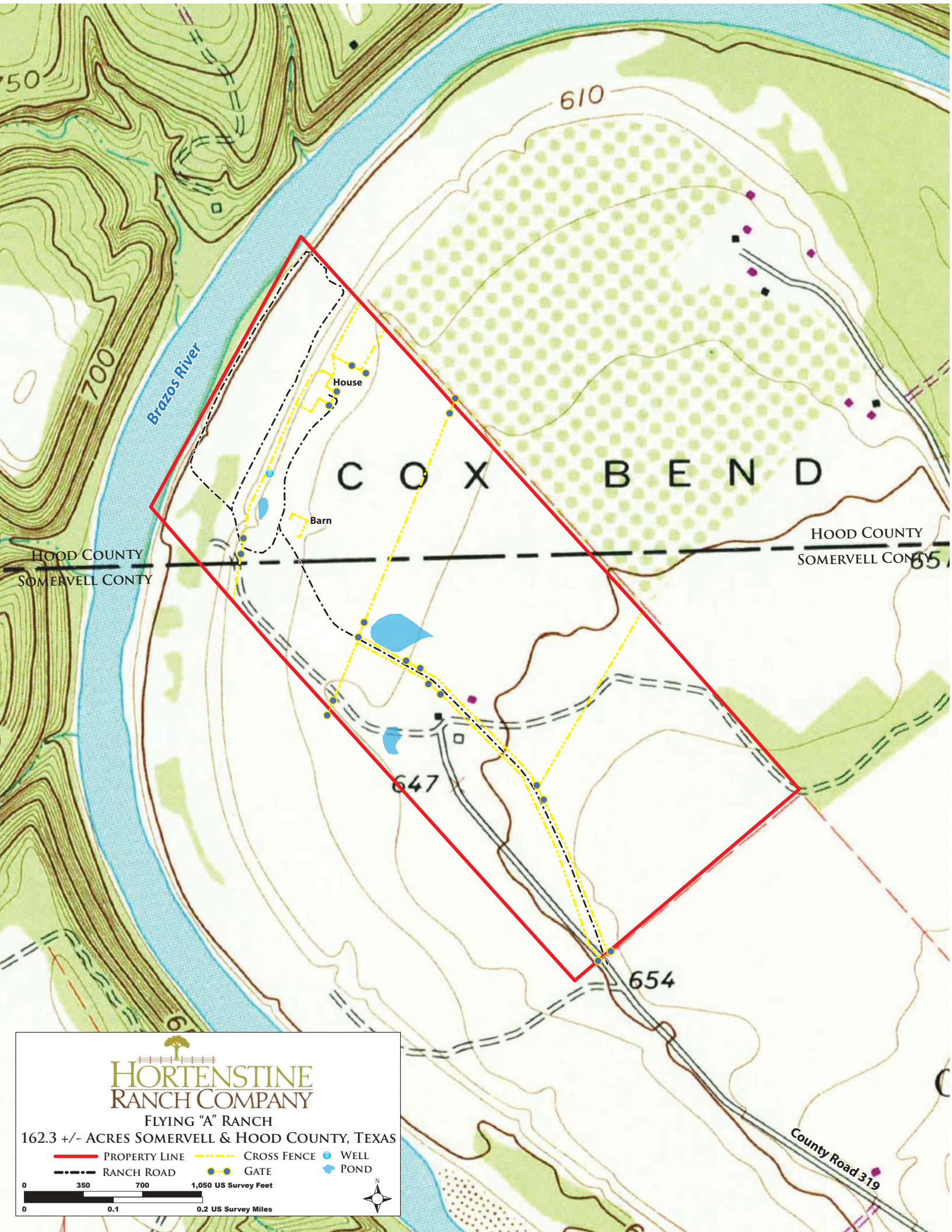
FLYING "A" RANCH

162.3 +/- ACRES SOMERVELL & HOOD COUNTY, TEXAS

- PROPERTY LINE
- - - CROSS FENCE
- WELL
- - - RANCH ROAD
- GATE
- POND

0 350 700 1,050 US Survey Feet
0 0.1 0.2 US Survey Miles





HORTENSTINE
RANCH COMPANY

FLYING "A" RANCH

162.3 +/- ACRES SOMERVELL & HOOD COUNTY, TEXAS

- | | | |
|------------------|-------------------|--------|
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