COTTONWOOD LAKES RANCH 132.177± ACRES MCLENNAN COUNTY, TEXAS \$920,000





(214) 361-9191 www.hrcranch.com



OVERVIEW/SUMMARY: The Cottonwood Lakes Ranch is an exhibition of surface water providing approximately 40+/-acres collectively for recreational use and enjoyment with excellent proximity to Waco, Texas. Once part of a sand and gravel mining operation, this ~132 acre property is representative of the outstanding water features often created as part of the mining process. Whether you're looking to create your very own water centric retreat in the country, private playground for anglers/waterfowl hunters, or simply a solid investment property, Cottonwood Lakes

Ranch offers a plethora of potential uses and opportunity to develop something very unique.

LOCATION: Located along South University Parks Drive/FM Highway 3400 with a secondary means of access on State Highway 6/South Loop 340, the property is 5.5 miles south of downtown Waco and 4.5 miles northeast of Robinson.

Physical Address is 5101 S. University Parks Dr, Waco, TX 76706



LAKES AND CREEK: Through the mining operation numerous quarry lakes and ponds have been created over time that account for a total of ~40+/- acres of surface water with the largest bodies of water measuring ~23 and ~13 acres in size respectively. The water color and clarity range from crystal clear to stained, and the fisheries appear to be in good condition with plenty of bass, catfish, baitfish, and crawfish. Whether it's from the bank or from a boat, the fishing is great and with some management it is believed that these lakes have the potential to produce some trophy size catches. Cottonwood Creek also meanders through the property where good holes of water are found.

Note: While care and consideration have been taken in collecting and compiling this information, all surface acreage measurements and depths should be considered approximate and are not warranted by Hortenstine Ranch Company.

TERRAIN: The land is gently sloping with veins of woods running throughout the property along Cottonwood Creek and the many other water features. Pockets of more densely wooded acreage consists of cottonwoods, elm, mesquite, bumelia, honey locust, Chinaberry, and willow.

HUNTING AND WILDLIFE: The property has not been regularly hunted in years and is frequented by native game animals such as whitetail deer, turkey, hogs, and varmints, and is a seasonal stop for a wide variety of waterfowl.







ROADS AND FENCES: The east property boundary fronts along South University Parks Drive/FM Highway 3400 for a total of ~1,400 feet with two gated ranch entry points. Additional access is provided into the north side of the property from State Highway 6/South Loop 340 via an owned lane. The interior road system is largely unimproved, but there are remains of old haul roads that could be used as main arterial roads through the property, and ample sources of gravel for additional road and trail improvements. Perimeter and cross fences range in condition from good to poor, with some portion of the boundary that are currently unfenced.

MINERALS: Percentage of seller owned minerals is unknown. There's no O&G production on the ranch, and the minerals are not leased at this time. Buyer will assume responsibility and expense associated with a mineral ownership report if one is desired.

EASEMENTS: There are no pipeline, large transmission line, or neighboring land owner access easements encumbering the property. There is pipeline and a large electric transmission line easement crossing the neighboring property to the south.

UTILITIES: Oncor provides electrical service with lines in place on the south end of the property.

SCHOOL DISTRICT: Waco Independent School District









PROPERTY TAXES: The property does not appear to be under an ag exemption at this time. Annual property taxes are anticipated to be around \$4,000 for 2024.

PRICE: \$920,000 (\$6,960.21 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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