BRITTANY HOLLOW RANCH

311.73± ACRES
KAUFMAN COUNTY, TEXAS
\$3,335,500





(214) 361-9191 www.hrcranch.com

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LOCATION: Conveniently located on County Road 4084 in the Cottonwood community, the Brittany Hollow Ranch is very accessible with improved road access on both the north and east boundaries. The primary ranch entrance is located on County Road 4084 near the northeast corner of the property which is ~7 miles southeast of Scurry, TX. Via Texas Highway 34, the Brittany Hollow Ranch lies approximately 14 miles southwest of the town of Kaufman, TX., and 16 miles northeast of Ennis, TX. This location is conveniently positioned approximately 42 miles southeast of Dallas, TX. Proximity to the Dallas/Ft. Worth Metroplex area is excellent!

OVERVIEW: Conveniently located to the D/FW Metroplex, the Brittany Hollow Ranch is a well-diversified property rich in recreational features complemented by scenic bodies of water, agriculture production and diverse potential income sources! Lending well to the term "combination ranch," the

property is bordered by Cottonwood Creek which feeds two unnamed creek tributaries meandering through variable topography. Creek channels, robust water resources and mature hardwood clusters support wildlife habitat. multipurpose ranch has been used as a primary residence, a rental income producer, quality family time, general recreation and livestock/hay production. Additionally, the ranch boasts excellent balance with modest topography, scenic build sites, hardwood-lined creek banks, improved pastures, a 7+/- acre private lake and a 4.5+/- acre shared lake stocked with gamefish. Exceptional all-weather access, electricity and rural water meters provide added utility to the property and may assist with additional development. The Brittany Hollow Ranch offers opportunities for development in the form of scenic home sites with acreage and/or development of a luxury estate. The property includes over 3,100+/- feet of asphalt paved frontage on CR 4084.



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IMPROVEMENTS: A primary ranch home comprising over 3,750 SF per CAD, provides 4 bedrooms, 3 baths, a full kitchen, spacious living area, and covered porch. secondary home comprising 2,160 SF per CAD is located in the north central portion of the property. Both homes are occupied, modest and dated in condition. Value realization is dominated by land and surface water values. Cross fences complement the boundary fences for rotational grazing. Boundary fences are in fair to moderate condition. Some cross fencing and boundary fences are in need of repair/replacement. A fully stocked 7+/- acre private lake and a shared 4.5+/- acre lake with multiple secondary ponds compliment the land. Internal road beds, rural water meters and electric meters round out the improvements located on the property.

AGRICULTURAL PRODUCTION CAPACITIES:

Conservative cattle carrying capacity is 25 -30 head of cattle on this tract of land. Approximately 20+/- acres of the property possess improved grasses with two pastures lending very well to hay production.

TOPOGRAPHY: Topography on the Brittany Hollow Ranch has a variance of approximately 40+ feet from its lowest to highest elevation. Approximately 40% of the property lies in the 100-year floodplain per FEMA mapping resources.









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WILDLIFE/HUNTING: Native Whitetail deer are consistently seen on the property. Wild hogs, dove and migrating waterfowl are prevalent on the ranch. Indigenous species of varmints, toads, lizards, birds, and insects play their role in a diverse ecosystem on the Brittany Hollow Ranch. Fishing opportunities abound in the private lakes and secondary ponds! All bodies of water lend well to waterfowl hunting. Additional waterfowl hunting opportunity may be had with wetland improvements on the south end of the property.

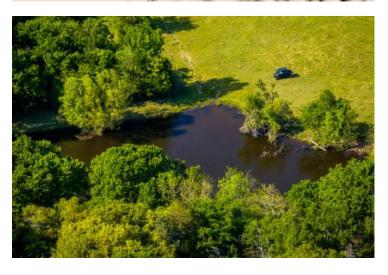
WATER: There are 3 ponds yielding up to 1.3+/- surface acres in size, one private lake comprising 7+/- surface acres and one shared lake of ~4.5 surface acres. Two water meters provide access to the rural/public water system parallel to the county road frontage. An abandoned water well may be refurbished for an additional water resource.

EASEMENTS: The easements known to Broker include residential utilities: electricity and water. A high-tension power line easement traverses the south end of the property with minimal affect. One southeast neighbor has a short access easement adjacent to the northeast boundary of the ranch.

MINERALS: Surface only. There are no production sites located on the ranch.









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UTILITIES: Electricity is provided by Trinity Valley Electric Cooperative. Power runs along the north boundary of the ranch with two meters reaching into the property. Two rural water meters exist parallel to the county road frontage. The water meters are provided by Gastonia Scurry Water Supply. Rural water is plumbed to both homes located on the property.

TAXES: Ask Broker for details. The majority of the property is currently subject to an agricultural exemption.

*The Seller has a recent survey of the property. The Seller owns additional contiguous land.

PRICE: \$3,335,500

BROKER AND 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:

Hortenstine Ranch Company, LLC- Broker

12740 Hillcrest Road, Suite 230 Dallas, Texas 75230 (214) 361-9191 office

Casey Berley, ALC - Broker Associate

(214) 422-7253 mobile casey@hrcranch.com email











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