

# FLAT CREEK RANCH

125.473± ACRES

MCLENNAN COUNTY, TEXAS

\$750,000



(214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)



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**OVERVIEW/SUMMARY:** Flat Creek Ranch offers a wonderful combination of water, woods, and wildlife in close proximity to Waco, Texas. Once part of a sand and gravel mining operation, the property features numerous quarry lakes that were created as part of the mining operation, seasonal Flat Creek, numerous ponds, and pockets of heavily wooded acreage that buffer these desirable water sources. Whether it's a fishing and waterfowl hunting getaway, water centric recreational property, or just a really cool gathering place for

your family and friends, this landscape offers a canvas for the next owner to create something very unique and special.

**LOCATION:** Located along South University Parks Drive/FM Highway 3400, the property is 7.5 miles south of downtown Waco and 5.5 miles northeast of Robinson.

Physical Address TBD S. University Parks Dr., Waco, TX 76706

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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**LAKES AND CREEK:** Through the mining operation multiple quarry lakes were created on the property that collectively account for a total of approximately 20+/- acres of surface water. The water color and clarity are ideal, and the fisheries appear to be in good shape with plenty of bass, catfish, baitfish, and crawfish. With some management it is believed that these lakes have the potential to produce some great fishing, while also offering some exceptional seasonal waterfowl hunting opportunities.

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 for the most part with some roll near Flat Creek. A berm runs parallel with South University Parks Drive/FM Highway 3400 along most of the east property line and provides additional privacy to the property. The ranch offers pockets of dense wooded acreage that consist of cottonwood, elm, bumelia, mesquite, willow, and honey locust.

**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.



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**ROADS AND FENCES:** The east property boundary fronts along South University Parks Drive/FM Highway 3400 for 3,516.13 feet and has one gated entry. The north property boundary runs along the center of Flat Creek for 1,784.38 feet. The north, south, and east boundaries are not fenced at this time. The west boundary is fenced and is in fair condition as it appears to turn livestock. The interior road system primarily consists of unimproved pasture roads and trails that wind through the property and around the lakes.

**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 or large transmission line easements encumbering the property.

**UTILITIES:** Oncor provides electrical service with a line in place near the southeast corner of the property.

**SCHOOL DISTRICT:** Robinson 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 \$7,850 for 2024.

**PRICE: \$750,000 (\$5,977.52 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.

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## CONTACT:

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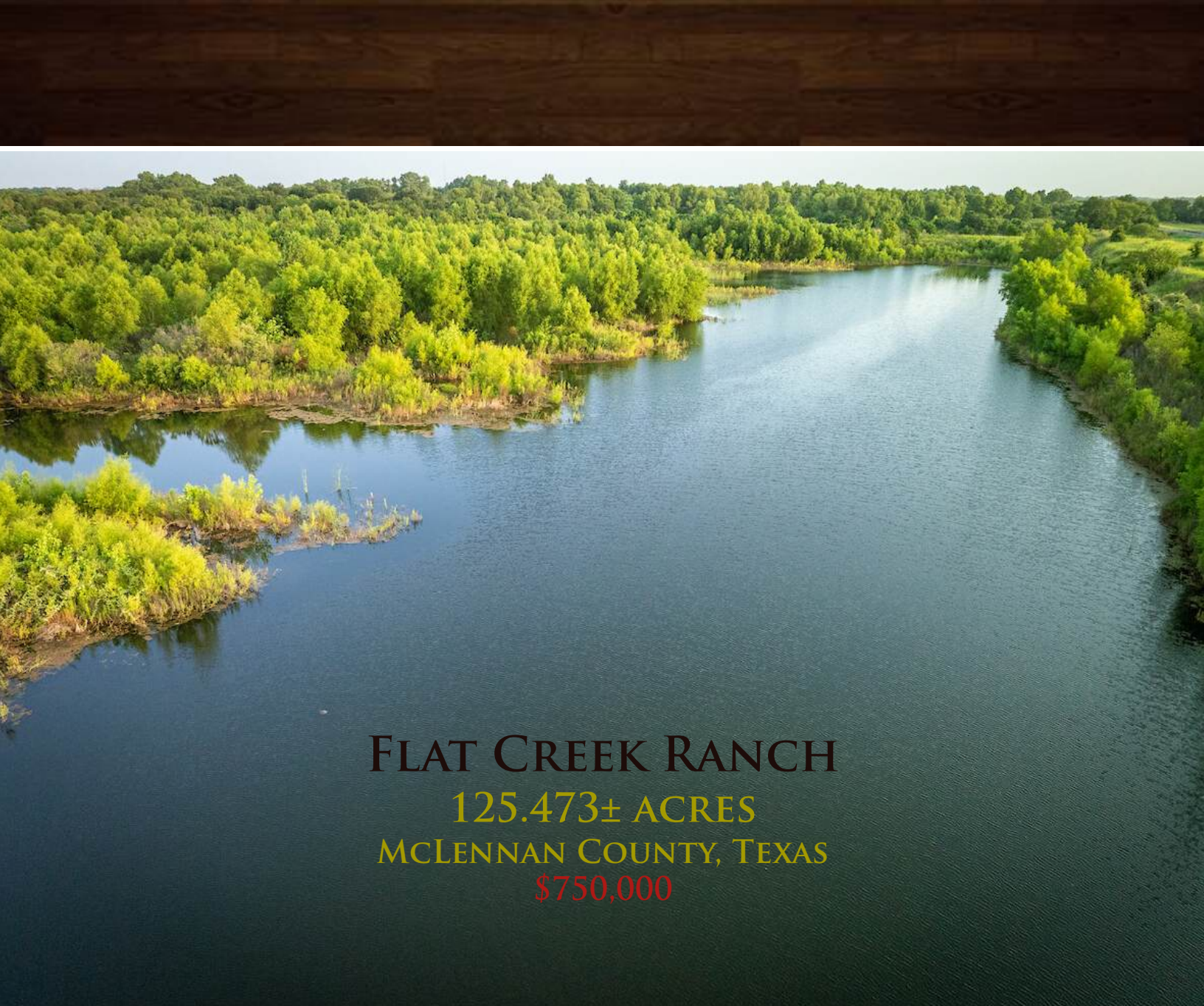
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