BOIS D'ARC HILLS RANCH 1,628.84± ACRES

HILL COUNTY, TEXAS





Office: (214) 361-9191 www.hrcranch.com

BOIS D'ARC HILLS RANCH HILL COUNTY, TEXAS | 1628.84± ACRES



SUMMARY: Bois d'arc Hills Ranch features 1,628.84± acres of rolling pasture, scattered tree cover, cultivation, numerous stock ponds, and multiple large bass lakes. The property also offers high potential for development with an abundance of road frontage, utilities (power and water) available, and excellent proximity to I-35 and DFW.

LOCATION: The property is located in the northeast part of Hill County on FM 67 and FM 2719 between the towns of Grandview, Itasca, and Covington, approximately 55 miles south of Dallas and 43 miles south of Ft. Worth.

TERRAIN: In an area generally known to for its abundance of gently rolling farm land, Majors Branch and other seasonal

branches & creeks have uniquely shaped the landscape here within this scenic valley to create a surprising 120'± of overall elevation change and big distant views across the ranch. The land has great character and diversity, and is marked by rolling hills, abundant water features, lush hay meadows, fertile fields, and a variety of native hardwoods. Bois d'arc, pronounced "bo-dark" and French for "bow-wood", is one of the hardest hardwood tree varieties that you'll find in our state and was long known and used by native Indians as a great wood for bow and tool making due to its excellent flexibility, hardness, and durability. Also known as Osage Orange, (name given as the wood was sought after and utilized by Osage Indian tribes) or "horse apple", this tree species is scattered across the hills and in abundant supply along with a lot of elm and hackberry, and the occasional oak or pecan.



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WATER: Water, water, water. Surface water is in abundant supply here as the rolling terrain is traversed by multiple wet weather creeks and branches including Majors Branch, which feed the ~43 acre, ~12 acre, and ~7.5 acre lakes, and 12+/- stock ponds that you'll find on the property. The ~43 and ~12 acre lakes are Soil Conservation Service structures that were originally constructed in 1967 as part of the Chambers Creek WS project and designated as Dam Sites 67B and 67A. As is fairly common with SCS lakes, the dam design and construction are about as good as you'll find, and both lakes have concrete drop inlet primarily spillways and grass embankment auxiliary or emergency spillways. These two lakes are located in relation to one another as such that it allowed their auxiliary spillways to be constructed where they tie together and is a really interesting feature that took some serious engineering. Also common with SCS lakes of this age, they do tend to silt up over time and can be fairly shallow. All three lakes are fed by healthy watersheds and don't fluctuate a great deal. The smaller ~7.5 acre lake has an interesting dam construction/shape and also has a similar drop inlet primary spillway. Recreational use for fishing is outstanding for largemouth, bass, catfish, crappie, and perch, and there's no doubt seasonal duck hunting has been and can be off the charts good. These many water features stretch through and/or are scattered around the ranch and provide reliable water sources for livestock and wildlife. There are believed to be a few water wells on the property and many in the area if underground water is desired, and local rural water providers are believed to have water lines piped to the property along both FM highways that border the north and south sides of the ranch.

WILDLIFE/HUNTING: The ranch has not been hunted by the owner or leased for hunting in years. There are deer, hogs, and varmint here, but with this much water and as is evidenced by the several old duck blinds that remain, hunting for waterfowl is where it's at on Bois d'arc Hills.









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PASTURES: The property is leased for grazing and cross fenced into ~20 pastures that aid in pasture management and rotational grazing practices. Through the current tenant's efforts, the pastures are occasionally sprayed & fertilized and clearly show no signs of overgrazing. Many of the pastures have improved grasses such as coastal Bermuda and are cut and baled annually.

CULTIVATION/FARMING: There are ~643 acres leased and farmed for wheat, corn, and occasionally cotton. The current lease is through September 1, 2023, but may be terminated as terms of a sale.

ROADS/FENCES: The ranch has approximately 3.8 miles of road frontage on FM 67 to the north, FM 2719 to the south, & CR 4114 to the west, is also believed to have ~2,200' of frontage along and access on PR 412. The interior roads are largely unimproved, but the property does have a good system of pasture roads and trails.

Exterior and cross fences range from fair to excellent and have been well maintained by the grazing tenant. There are also 3 separate sets of working pens as well as multiple catch pens and hay storage traps around the property.

MINERALS: Owner is believed to own a considerable percentage of the minerals and is negotiable on conveying some minerals with an acceptable offer. There are 4 gas wells on the property. Buyer will assume responsibility and expenses associated with a mineral ownership report if one is desired.

STRUCTURAL IMPROVEMENTS: There are three homes on the property that are currently rented out. There are also 3 other old homes that are believed to be beyond repair. There are also numerous barns, sheds, and even a few grain silos on the ranch.









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UTILITIES: Hilco Electric Cooperative provides electric service with lines in place on the property. Files Valley Water Supply provides rural water to the north and west portions of the property along FM 67 and CR 4114. Woodrow-Osceola Water Supply services the southern portion of the property along FM 2719.

SCHOOL DISTRICT: Itasca Independent School District

PROPERTY TAXES: The property is ag-exempt and annual property taxes are believed to be approximately \$11,000

PRICE: Contact Agent

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 Hortenstine Ranch Company, LLC.



Hortenstine Ranch Company, LLC

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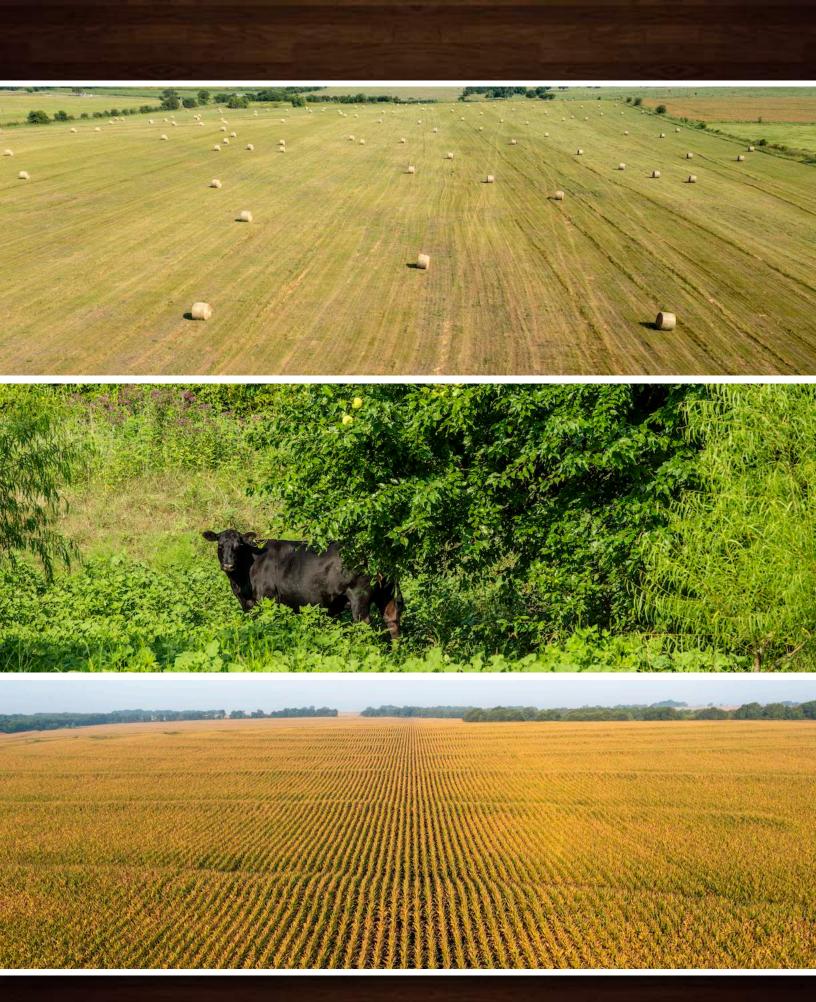
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