

QUARRY LAKES RANCH

186± ACRES

BOSQUE COUNTY, TEXAS

\$744,000



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

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LOCATION: Ideally located in the northeastern portion of Bosque County, approximately 2.0 miles west of the town of Kopperl, Texas, the property is an easy 1.5 hours southwest of Dallas, 1.0 hour south of Fort Worth, and 1.0 hour northwest of Waco.

SUMMARY: Rare, unique, one of a kind, best describe the Quarry Lakes Ranch. Sure the ranch's proximity to DFW is hard to beat and its location in Bosque County highly desirable, but you'd also be hard pressed to find another property of similar size with such an abundance of surface water. This ~186 acres was once part of a sand and gravel mining operation, and through the mining

process and reclamation efforts that followed, multiple surface water quarry lakes were created. The recreational possibilities are many as the property offers potential to be further developed for waterfowl through the creation of managed wetlands and the fishery looks to be primed for outstanding bass fishing. The property offers multiple building locations for your weekend getaway, and even has a small rock farmhouse if you're ready to take on a fixer upper. The ranch is just minutes from Lake Whitney with boat ramp access at Kimball Bend to the northeast and Plowman Creek just to the southeast of Kopperl.

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: The ranch doesn't disappoint in the water department with numerous lakes on the north and south portions of the property that collectively account for approximately 30 acres of surface water. Depths of 15' and 16' were measured in multiple locations, and it's thought that many of the lakes may even be spring-fed as the depth of past mining activity may have penetrated rock strata that contained underground water sources. The water levels don't seem to fluctuate like many nearby ponds, and the water color and clarity have the appearance of a spring-fed body of water. There are also multiple water wells in place on the property.

WILDLIFE, HUNTING, FISHING: While deer, turkey, hog, varmint, and even dove hunting can be great here, this property and its abundance of water seem to lend it more toward waterfowl/fishing and being further developed for that purpose. The lakes are frequented by duck and geese, and the fisheries appear to be extremely healthy.

ROADS AND FENCING: The property has road frontage on 3 sides, with approximately 1,800' of FM Highway No. 56 frontage along the east boundary and ~4,800' of Bosque County Road No. 1155 frontage running along the south and west boundaries. The interior road system is unimproved pasture roads and trails that wind through and around the lakes. Perimeter fencing ranges in condition from good to poor.

MINERALS: Minerals are negotiable.

EASEMENTS: There are no pipeline, large transmission line, or neighboring land owner access easements encumbering the property.



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ELECTRICITY: United Cooperative Services provides electrical service to the ranch.

SCHOOL DISTRICT: Kopperl Independent School District

TAXES: Portions of the property are currently not under ag. exemption. With an acceptable offer, the seller will set aside 5 years of funds to be held in escrow for the annual tax payment while the ranch is transitioned (if so desired) back into ag. exemption.

PRICE: \$4,000 per acre (\$744,000)

CONTACT:

Hortenstine Ranch Company, LLC

12720 Hillcrest Road, Suite 207

Dallas, Texas 75230

214-361-9191 office

214-361-2095 fax

Chance Turner- Agent

(972) 765-7326 mobile

chance@hrcranch.com

Bret Polk- Agent

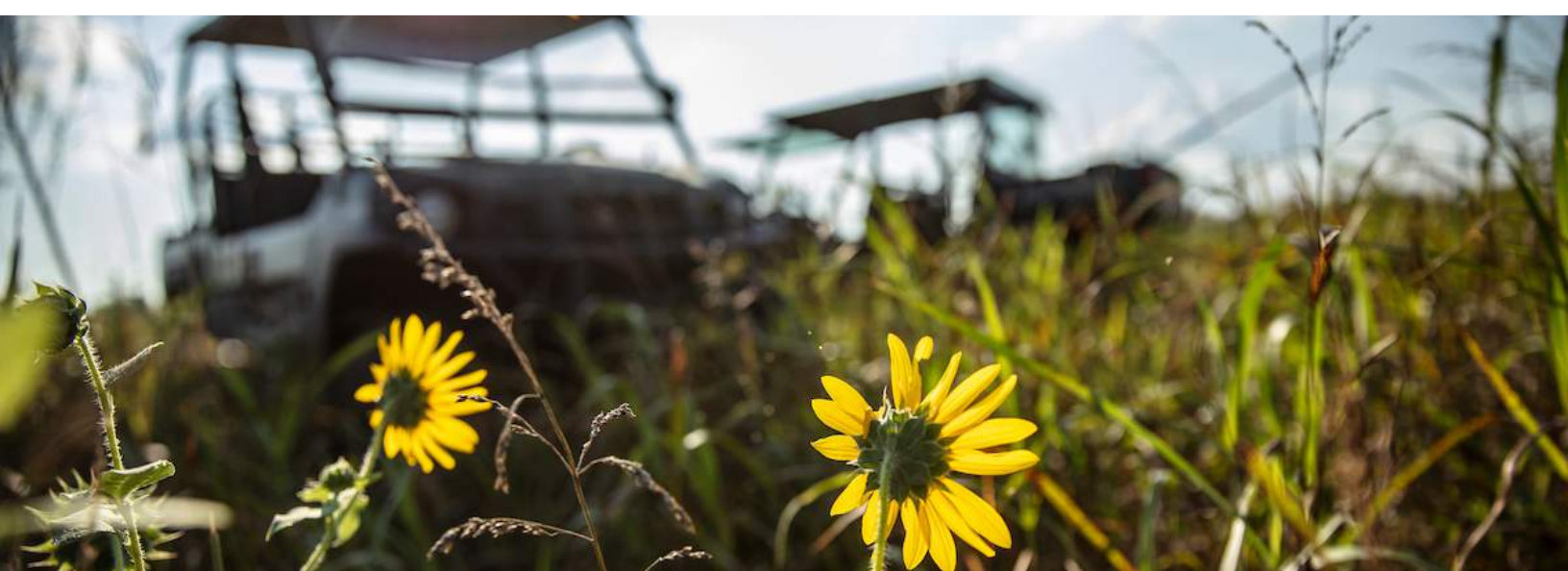
(254) 965-0349 mobile

bret@hrcranch.com



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Mobile: (254) 965-0349

