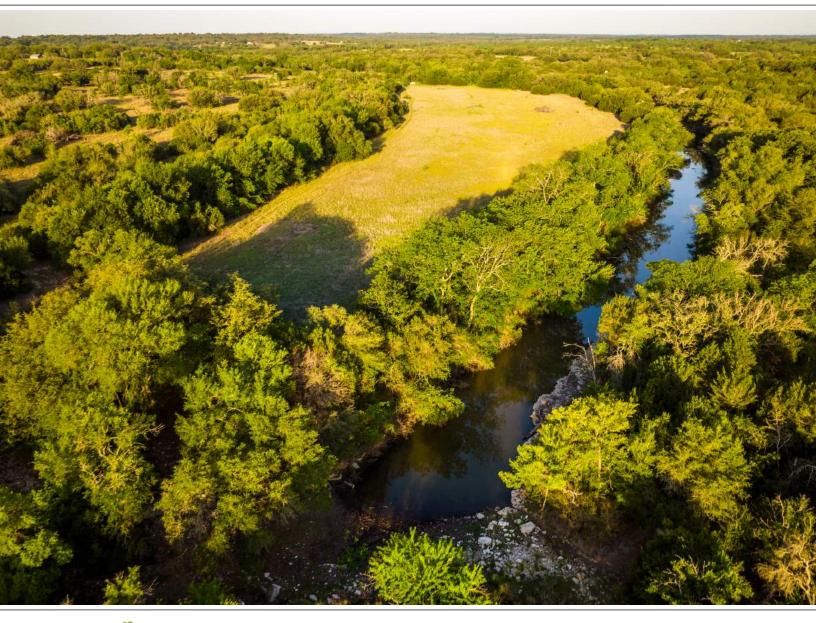
WHISPERING WATERS RANCH 14± TO 28± ACRE TRACTS

HAMILTON COUNTY, TEXAS

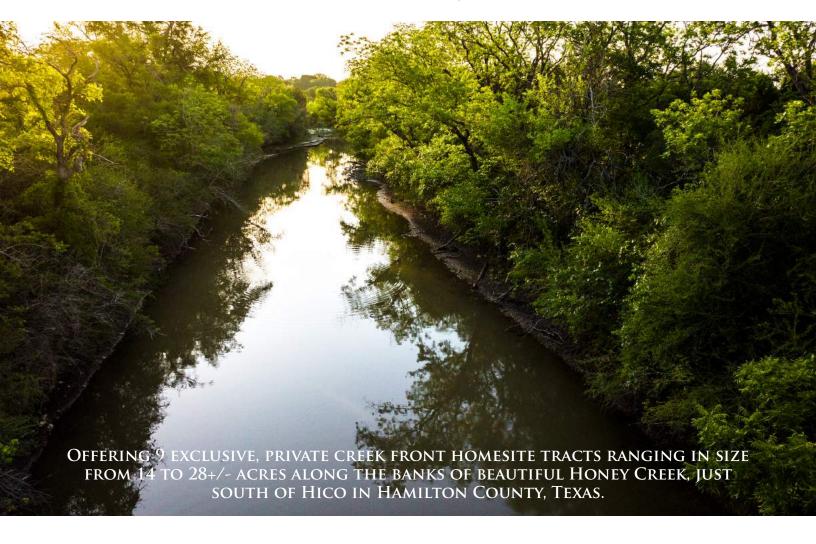




Office: (214) 361-9191 www.hrcranch.com

WHISPERING WATERS RANCH

HAMILTON COUNTY, TEXAS



SUMMARY: Looking for a slower pace of life and the peace and serenity of the country. Whispering Waters Ranch is an exclusive 9 tract subdivision of the northern most 185+/- acres of a former 1,375+/- acre ranch property located approximately 4 miles South of Hico, Texas, offering private access creek front homesite tracts ranging from 14-28+/- acres along the banks of beautiful Honey Creek. In addition to the wonderful creek frontage, these properties feature excellent topography, scenic views, diverse terrain, plentiful hardwoods, abundant wildlife, and outstanding proximity to Dallas/Fort Worth, Waco, and Austin. Come lay stake

to your new home place or family getaway just minutes from the historic town of Hico, where you'll find a revived downtown with great restaurants and shopping, as well as numerous annual events such as the Texas Steak Cookoff, Old Settler's Reunion, Billy the Kid Day Car Show, Downtown Holiday Open House, and many local area attractions such as Rough Creek Lodge and Resort, Circle T Arena Inn and Steakhouse, Fossil Rim Wildlife Center, Dinosaur Valley State Park, Meridian State Park, Lake Proctor, Lake Whitney, and much more.



WHISPERING WATERS RANCH

HAMILTON COUNTY, TEXAS



DIRECTIONS/LOCATION: From the intersection of US-281 and TX-6 in Hico, go South on US-281, 4.1 miles to Hamilton CR 207 and Hamilton CR 208 on left. The property begins near these intersecting roads with frontage along US-281, CR 207, & CR 208.

DESCRIPTION: Whispering Waters Ranch provides an array of opportunities for buyers seeking scenic potential homesites, unique terrain, and that always highly sought after water frontage. Honey Creek borders and fronts along each available tract as it meanders its way through the original ranch. Electric utility service lines are already in place on much of the property and private entry access points will be made available in accordance with entrance regulations of Hamilton County, Texas.

WATER: Honey Creek, a well-known rock bottom clear water creek and major tributary of the Bosque River in the area, meanders through this portion of the original ranch for approximately 8/10th of a mile. Per the map, each individual tract has varying amounts of Honey Creek frontage and multiple tracts may be combined and purchased if additional acreage and creek frontage are

desired. Underground water in the area is excellent as the property sits over the prolific Trinity Aquifer, where water wells should be easily attainable to provide water to improvements and fresh water troughs for livestock and/or wildlife.

TERRAIN: There is approximately 80+/- feet of elevation change across this portion of the original ranch with higher elevated portions being on either side of Honey Creek and offering views back toward the creek valley as it carves its ways through the landscape. Overall the property and tracts are moderately to heavily wooded, with some clearing and under brushing already having been done on the tracts that front along CR 207. Hardwood tree coverage consists of live oak, post oak, spanish oak, pecan, elm, and hackberry, with cedar/juniper, mesquite, elbowbush, bumelia, sumac, and a variety of other brush species. There are some portion of creek bottom pasture offering grazing for livestock and prime locations for establishing wildlife food plots. All culminating to create a beautiful landscape, with scenic ridgelines, rough draws, and good fertile bottom land.





Whispering Waters Ranch

HAMILTON COUNTY, TEXAS

WILDLIFE & HUNTING: The property is home to a wide variety of wildlife, including deer, turkey, dove, duck, hog, bobcat, fox, coyotes, squirrel, raccoon, possum, and a multitude of song birds. The abundant tree cover along and reliable water source provided by Honey Creek make this area a well-travelled corridor for wildlife.

FENCING & ROADS: Perimeter fencing ranges from excellent to fair, with some high fencing along the south and east sides of the property. Interior tract lines are currently unfenced, subject to a survey, and will need to be fenced as a requirement of a purchase contract unless multiple tracts are assembled, whereby proposed interior lines would not need to be fenced. It is believed that each individual tract meets the frontage requirements of Hamilton County, Texas, necessary to be approved and create private and/ or shared access along CR 207 and CR 208. All current interior roads and trails are unimproved.

EASEMENTS: Aside from the typical electric utility easement that services the property, there are no known easements encumbering the property or providing access to neighboring landowners. Subject to title search.

MINERALS: There is no O&G production on the ranch or in the immediate area. Owner will reserve the fractional mineral interest currently owned, but convey all surface rights associated with the property.

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

SCHOOL DISTRICT: Hico Independent School District









WHISPERING WATERS RANCH HAMILTON COUNTY, TEXAS

TAXES: Property is currently ag-exempt.

DEED RESTRICTIONS: As terms of a sale some deed restrictions will apply. Contact agent for more information.

PRICE: Price per acre depends upon the tract. See map below for asking price or contact agent for more information.

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







CONTACT:

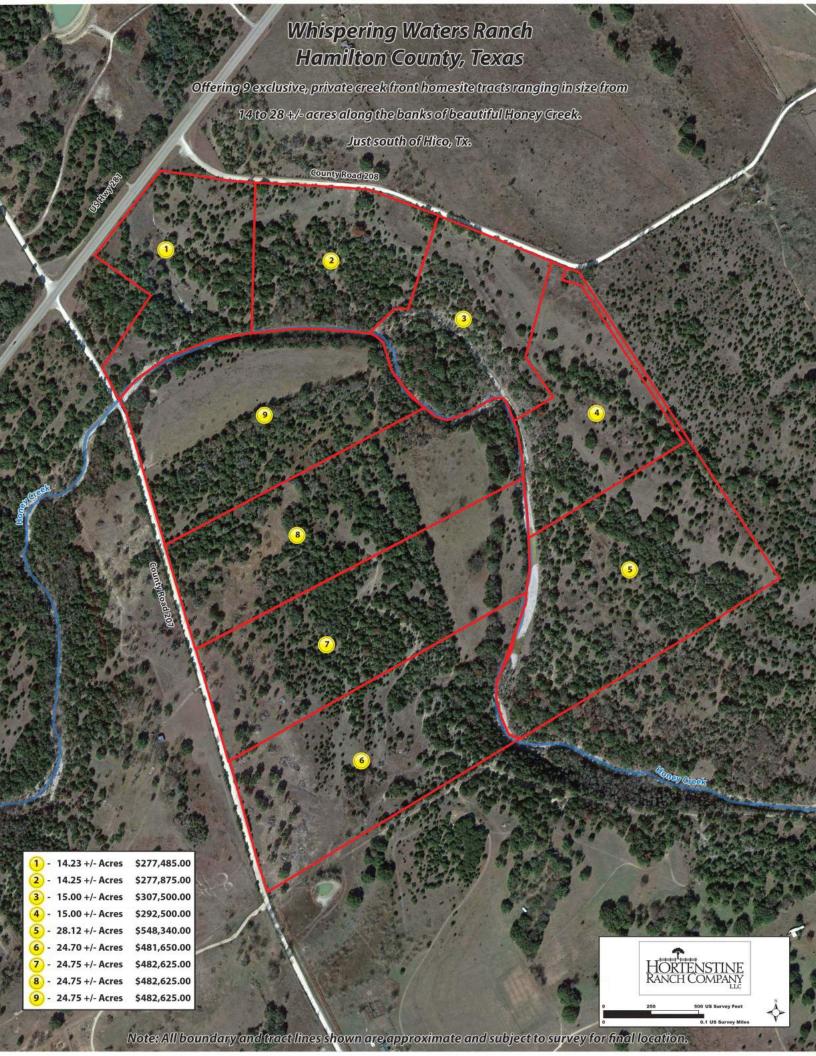
Hortenstine Ranch Company, LLC

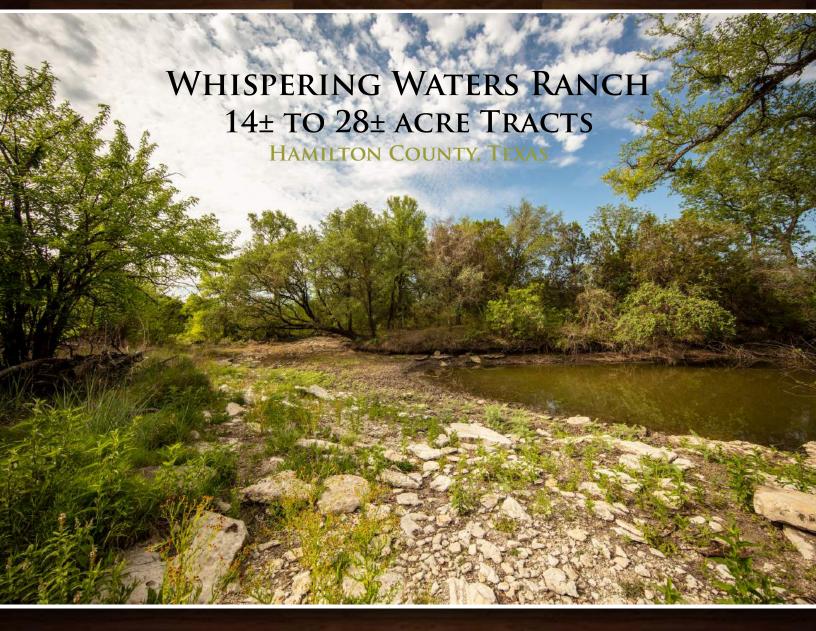
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