

Ash Creek 65
1203 CR 3220
Penelope, TX 76676

\$552,500
65± Acres
Hill County



Ash Creek 65
Penelope, TX / Hill County

SUMMARY

Address

1203 CR 3220

City, State Zip

Penelope, TX 76676

County

Hill County

Type

Farms, Hunting Land, Horse Property, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

31.893894 / -96.967699

Acreage

65

Price

\$552,500

Property Website

<https://cfrland.com/detail/ash-creek-65/hill/texas/100008/>



Ash Creek 65

Penelope, TX / Hill County

PROPERTY DESCRIPTION

Located just outside the small town of Penelope in Hill County, Texas, Ash Creek 65 offers an excellent opportunity for both agricultural and recreational use. The benefits of fertile soil and high agricultural productivity make this region highly desirable for cattle operations and farming.

Ash Creek 65 features a live-water creek, Ash Creek, with huge trees making a canopy over a serene setting. Ash Creek creates a diverse habitat that directly supports the area's strong wildlife population. Scattered mesquites with native brush provide natural cover for local whitetail, while the massive hardwood trees create ideal roosts for turkey. Ash Creek 65 offers a blend of obvious agricultural productivity with unique recreational potential, creating an exceptional opportunity for investors, farmers, ranchers, hunters, or outdoor enthusiasts alike.

Agent's Comments ~ "Ash Creek 65 is productive land that perfectly balances work, play, and rest. Ash Creek is one of those live-water creeks that has the tree cover most bowhunters dream about. Instead of paying for a hunting lease, Ash Creek 65 creates money while you hunt. This majestic area would make a memorable spot to gather family and friends for a picnic or family photoshoot, or a serene setting for meditation or worship. More acreage available! Call for details." ~ **LaChelle C.**
(254)477-3500

-- IMPROVEMENTS & STRUCTURES --

- Exterior Fence ~ New net fence, poor fencing along the creek
- Cross Fences ~ 5-strand barbed wire, good to fair
- Water Meter~ Available; Post Oak Water Supply

-- WATER, TERRAIN & COVER --

- Creek ~ Ash Creek; year-round live-water; 1,500 ft; massive trees
- Surface Water ~ 2 stock tanks; 15+ ft deep (per owner); bass and perch
- Elevation ~ 70 ft of change, hill in the W rolling to a flat creek bottom on the E
- Tree Cover ~ mostly open, scattered mesquites, cedar-elm, bodark, green ash
- Underbrush ~ mostly open, heavy along creek-bumelia, button bush, green briar
- Cultivation/Hay Production ~ 50 ac Johnson Grass, fenced, cross-fence to the bottom
- Soils ~ Ferris Complex, Tinn C, Ferris C, Houston Black C

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, turkey, ducks, dove, varmint
- Habitat ~ Ash Creek creates diversity; thick native grass = excellent bedding areas
- Cover ~ Huge trees for turkey, thick native brush on the creek
- Fishing ~ Bass in ponds (See pics), perch in the creek
- Outdoor Activities ~ No restrictions; shooting, dirt bikes, 4-wheelers, birding

-- MINERALS & WIND --

- Wind Rights ~ 100% of the wind rights convey



- Wind Production ~ No lease, no visible turbines
- Solar Right ~ 100% of the solar rights convey
- Solar Production ~ None, multiple solar farms in the area
- O&G Production ~ None on property or in area

-- ACCESS & DISTANCES --

- Road Frontage ~ 350+ ft of CR 3220
- Nearby Towns ~ 6 mi NW of Penelope, 8 mi S of Bynum, 14 miles NE of West.
- Major Cities ~ 35 mi N of Waco, 75 mi S of Dallas, 83 mi S of Ft. Worth
- Airports ~ 35 mi N of Waco Regional Airport, 80 mi S of Dallas Love Field, 91 mi S of DFW Int'l
- Easements ~ Electricity, Oncor 138 KV

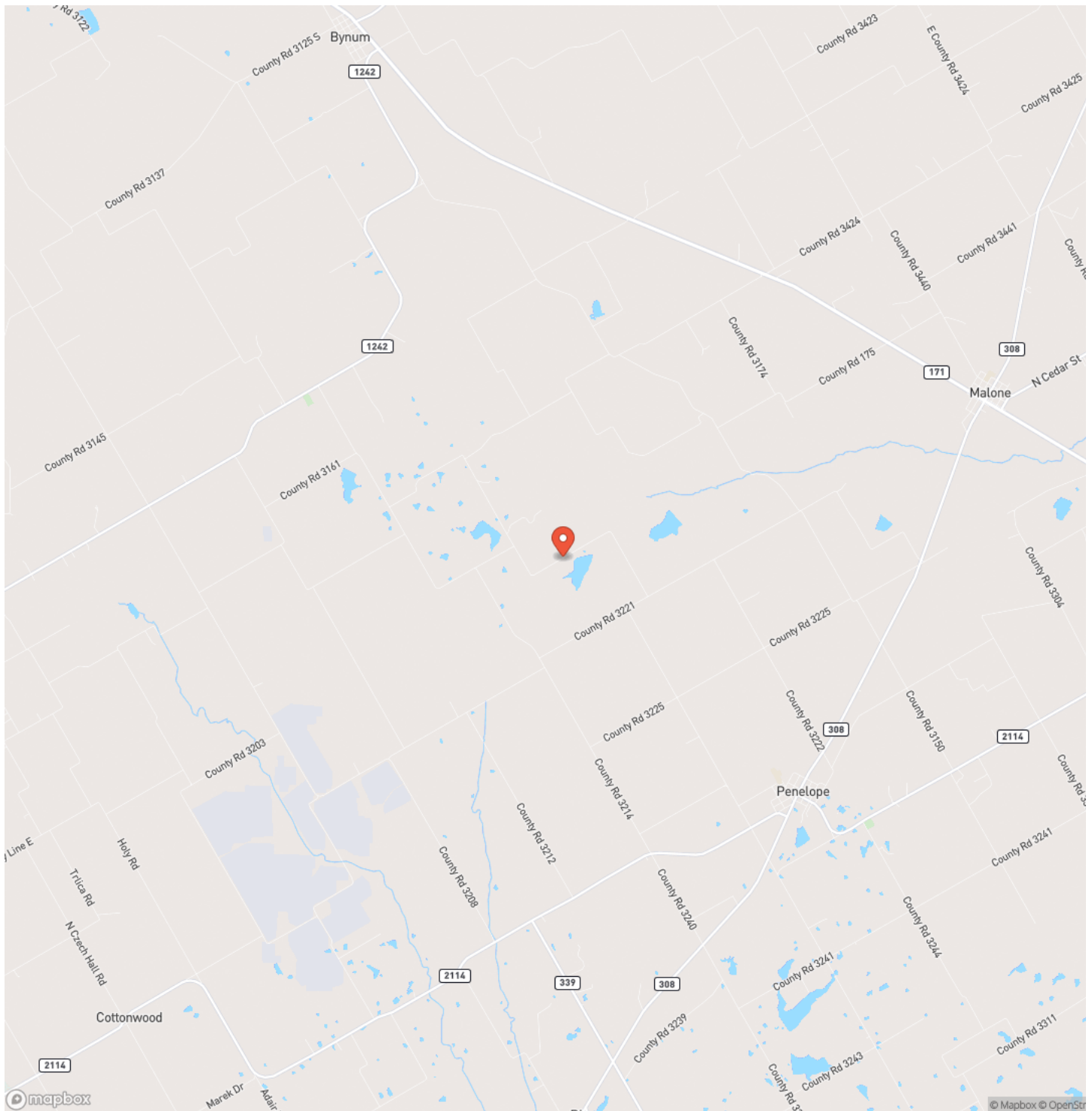
-- RESTRICTIONS --

- Seller restricts the right to subdivide the property less than 25 acres for 15 years after closing

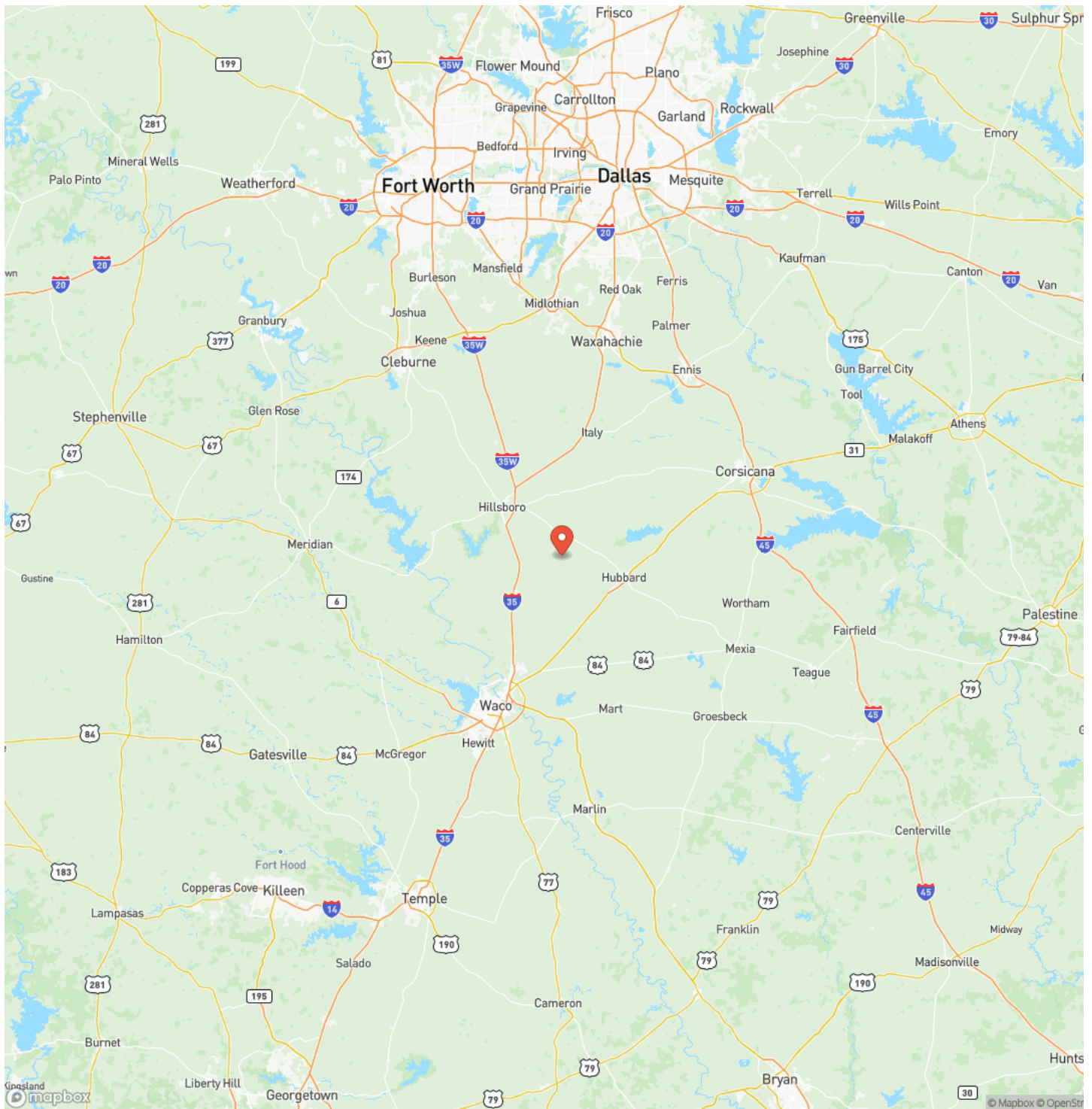




Locator Map



Locator Map



Satellite Map



Ash Creek 65
Penelope, TX / Hill County

LISTING REPRESENTATIVE

For more information contact:



Representative

LaChelle Clark

Mobile

(254) 477-3500

Office

(940) 549-7700

Email

lachele@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

[illegible]

DISCLAIMERS

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. To participate fully in the commission split, cooperating agents and brokers must make "first contact" with the listing agent and be present at all showings. The commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing—Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using it for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
<https://cfrland.com/>
