

Hartness Acres
324 east highway 6
Iredell, TX 76649

\$2,119,000
94.500± Acres
Bosque County



Hartness Acres
Iredell, TX / Bosque County

SUMMARY

Address

324 east highway 6

City, State Zip

Iredell, TX 76649

County

Bosque County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

31.98238 / -97.864712

Acreage

94.500

Price

\$2,119,000

Property Website

<https://ttranchgroup.com/property/hartness-acres-bosque-texas/89639/>



PROPERTY DESCRIPTION

Hartness Acres is a 94.5 ± acre property in Bosque County offering prime grazing land and excellent pasture potential. With approximately 835 feet of Highway 6 frontage just outside of Iredell, the property combines accessibility with a private country setting. Featuring four pastures, productive coastal fields, mature pecan trees, and a wet weather creek running through the middle, this ranch is well-suited for cattle, horses, or other livestock. A lined pond and water well provide reliable water sources, making it an ideal agricultural or recreational property. Set back off the road, the elevated hilltop also presents an outstanding homesite opportunity with long views of the surrounding countryside.

Location:

The property is located in Iredell, Texas—77 miles southwest of Fort Worth, 63 miles northwest of Waco, 29 miles southeast of Stephenville, and just 23 miles southwest of Glen Rose.

Water:

A wet weather creek traverses the property, complemented by a lined pond and a water well capable of irrigation use. The property also has access to city water.

Topography/Soils:

The land offers roughly 20 feet of elevation variance, with sandy loam soils well-suited for improved pasture and hay production.

Highlights:

- Approximately 835' Highway 6 frontage
- Fenced and cross-fenced
- Ag exempt
- Water well + access to city water
- Lined pond and wet weather creek
- Productive coastal fields and strong grazing potential
- Cattle pens
- No restrictions

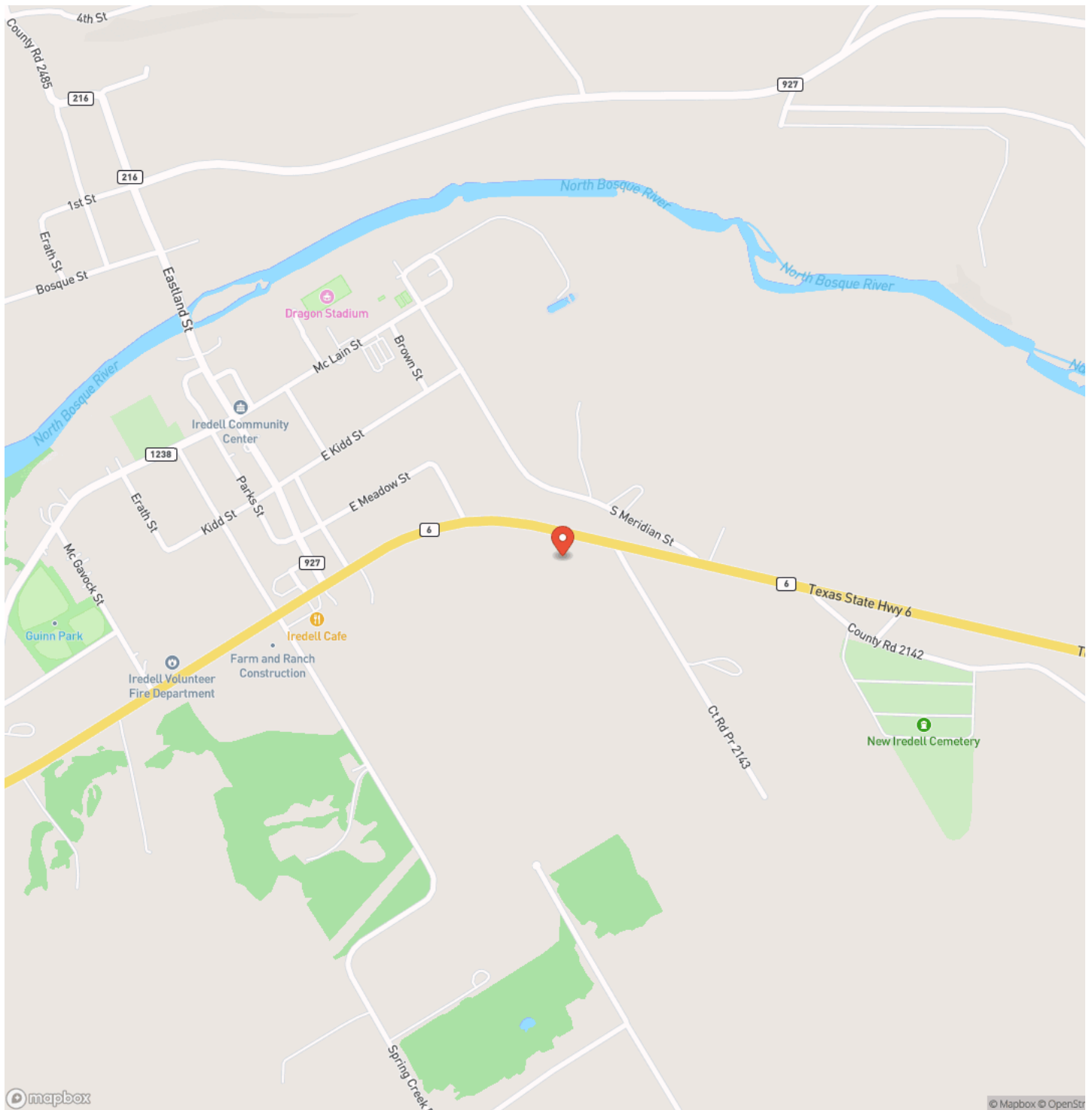
Minerals:

Contact broker for details

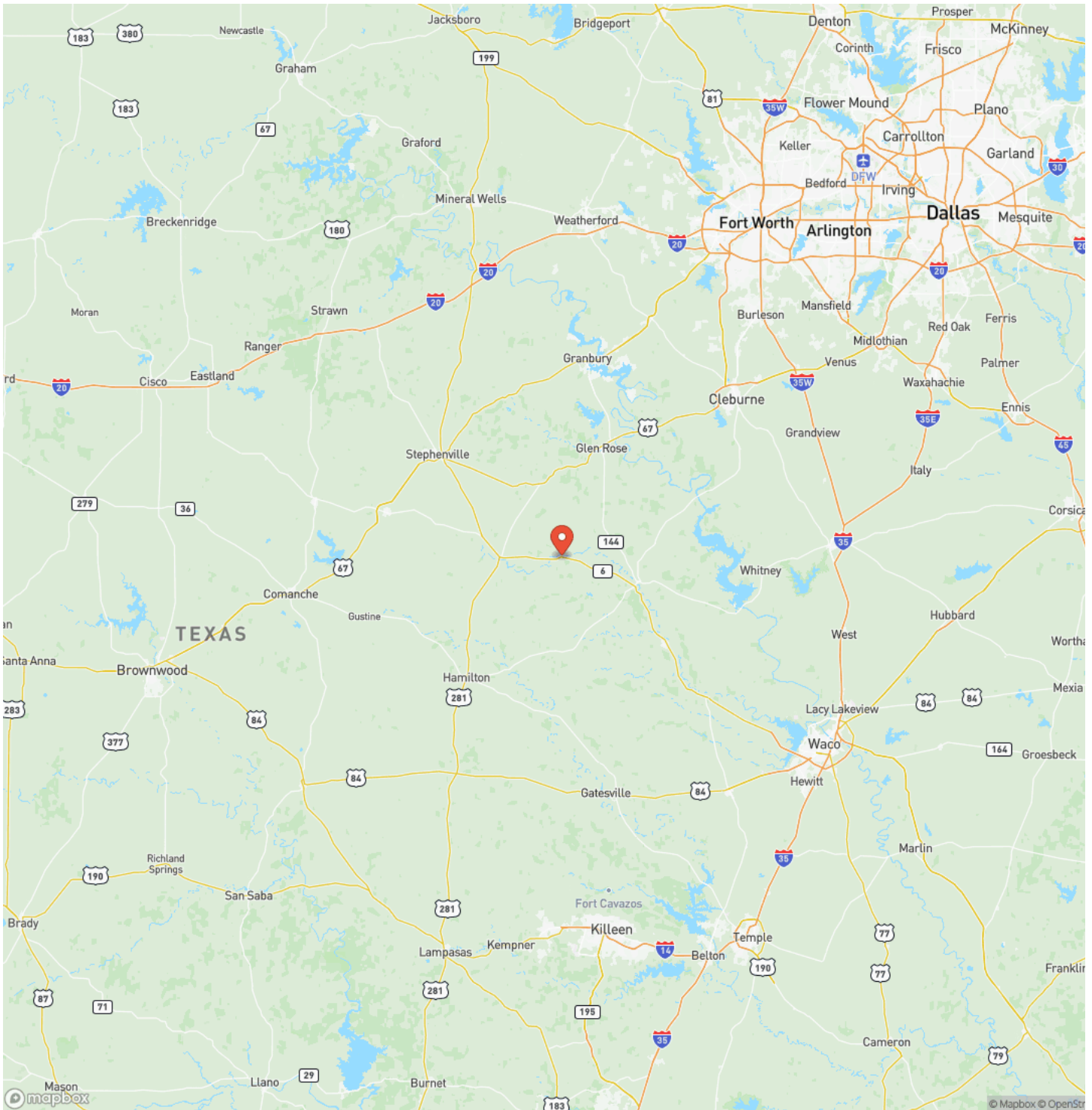
Hartness Acres
Iredell, TX / Bosque County



Locator Map



Locator Map



Satellite Map



Hartness Acres

Iredell, TX / Bosque County

LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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City / State / Zip

NOTES



MORE INFO ONLINE:

www.ttranchgroup.com

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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