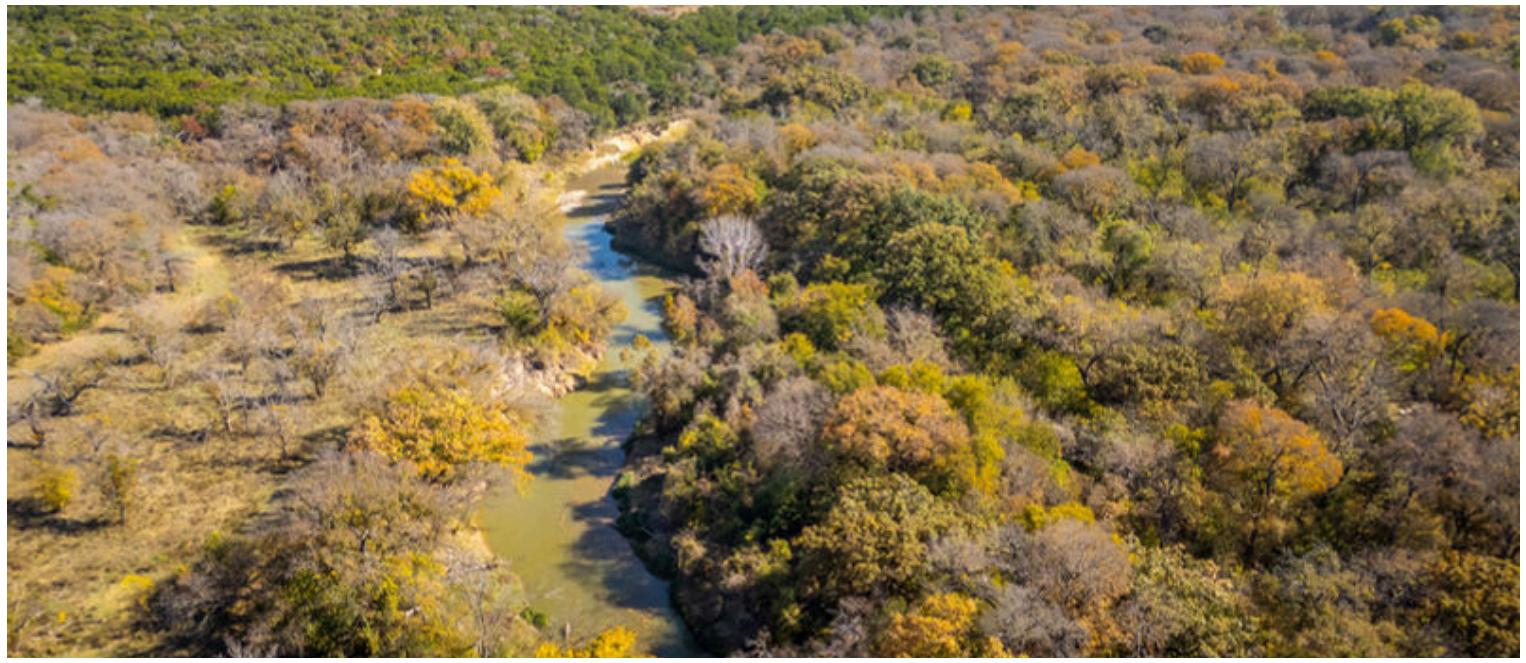


# JK- Ranch

449 +/- Acres | Hamilton County, TX  
Listed at \$5,325,000

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# JK- Ranch

## 449 +/- Acres | Hamilton County, TX

### **Description:**

JK- Ranch is a rare opportunity to own a piece of Texas heritage held by the same family since the 1850s. Spanning 449± acres just seven miles from downtown Hamilton, this premier ranch features over two miles of year-round Leon River frontage, productive fields, diverse terrain, and a comfortable hilltop residence. The property functions as an inviting family retreat, an income-producing agricultural operation, and a versatile hunting ranch—all within convenient reach of Waco, Austin, and the Dallas–Fort Worth Metroplex. With unmatched history, live water, and exceptional land diversity, JK-Ranch stands as one of Central Texas' finest offerings.

### **Location:**

Located just outside of Hamilton, JK- Ranch provides peaceful country living with quick access to everyday amenities. Hamilton—only seven minutes away—offers groceries, hardware stores, cafés, and local dining. Waco sits 45 minutes from the property, providing major retail, entertainment, medical services, and urban conveniences. Austin and the Dallas–Fort Worth Metroplex are both approximately two hours away, allowing easy access to international airports and city attractions while still enjoying the privacy and openness of the Texas countryside.



# JK- Ranch

## 449 +/- Acres | Hamilton County, TX

### **Water:**

JK- Ranch boasts more than two miles of year-round Leon River frontage—one of the property's most valuable natural features and a highly sought-after attribute in Central Texas.

Additional water resources include multiple water wells serving cultivated fields, low-lying areas that retain seasonal water, and potential sites suitable for the development of additional lakes or water features. The abundance of natural and developed water enhances agricultural productivity, wildlife habitat, and recreational appeal.



### **Land:**

The ranch offers approximately 90 feet of elevation change and a landscape defined by scenic diversity. The southern portion of the property rises 60–70 feet above the river bottom, providing panoramic views from the home site. Below the bluff, the land transitions into flat, fertile floodplain ideal for cultivation.

The property features a mix of native grasses, hardwoods, improved pastures, and productive fields. Well-maintained interior roads provide excellent access throughout, with most areas accessible by standard vehicles and four-wheel drive recommended for the lower sections. The ranch's combination of tillable acreage, varied terrain, and healthy habitat supports both recreational and agricultural versatility.

# JK- Ranch

## 449 +/- Acres | Hamilton County, TX

### **Improvements:**

A 2,485± sq. ft. residence sits on an elevated bluff overlooking the Leon River valley. The home includes three bedrooms, two-and-a-half bathrooms, two living areas, a kitchen, utility room, and a fireplace, all under a durable metal roof with central heat and air. An attached two-car garage provides added convenience.

Both the front and back porches feature built-in fire pits—one oriented toward a manicured lawn and the other positioned to capture sweeping views across the valley.

Supporting improvements include a pump house, storage shed, and a container used for tractor storage. A unique architectural detail is the incorporation of brick salvaged from the ranch's original 1850s rock wall, adding historical authenticity to the home.



**TT RANCH**  
GROUP

# JK- Ranch

## 449 +/- Acres | Hamilton County, TX

### **History:**

JK- Ranch carries a rich Texas legacy dating back to the 1850s. Original landowner John Jefferson Durham famously constructed more than 10 miles of stacked rock wall across the property—significant portions of which still stand today. The land is tied to documented Comanche raid sites, including the notable incident involving Anne Whitney and the Warlene Valley School, where she lost her life protecting schoolchildren.

Adding to its historical significance, dinosaur tracks found on the property appear consistent with species discovered in nearby Glen Rose.

This combination of natural beauty and meaningful heritage makes JK- Ranch not only a valuable investment property but also an enduring part of Texas history.

### **Wildlife:**

The ranch supports a thriving wildlife population, including whitetail deer, turkey, feral hogs, dove, and waterfowl. Hamilton County is recognized as the Dove Hunting Capital of Texas, elevating the property's sporting value. The combination of live water, diverse habitat, and reliable forage makes JK- Ranch an exceptional hunting and recreation destination.



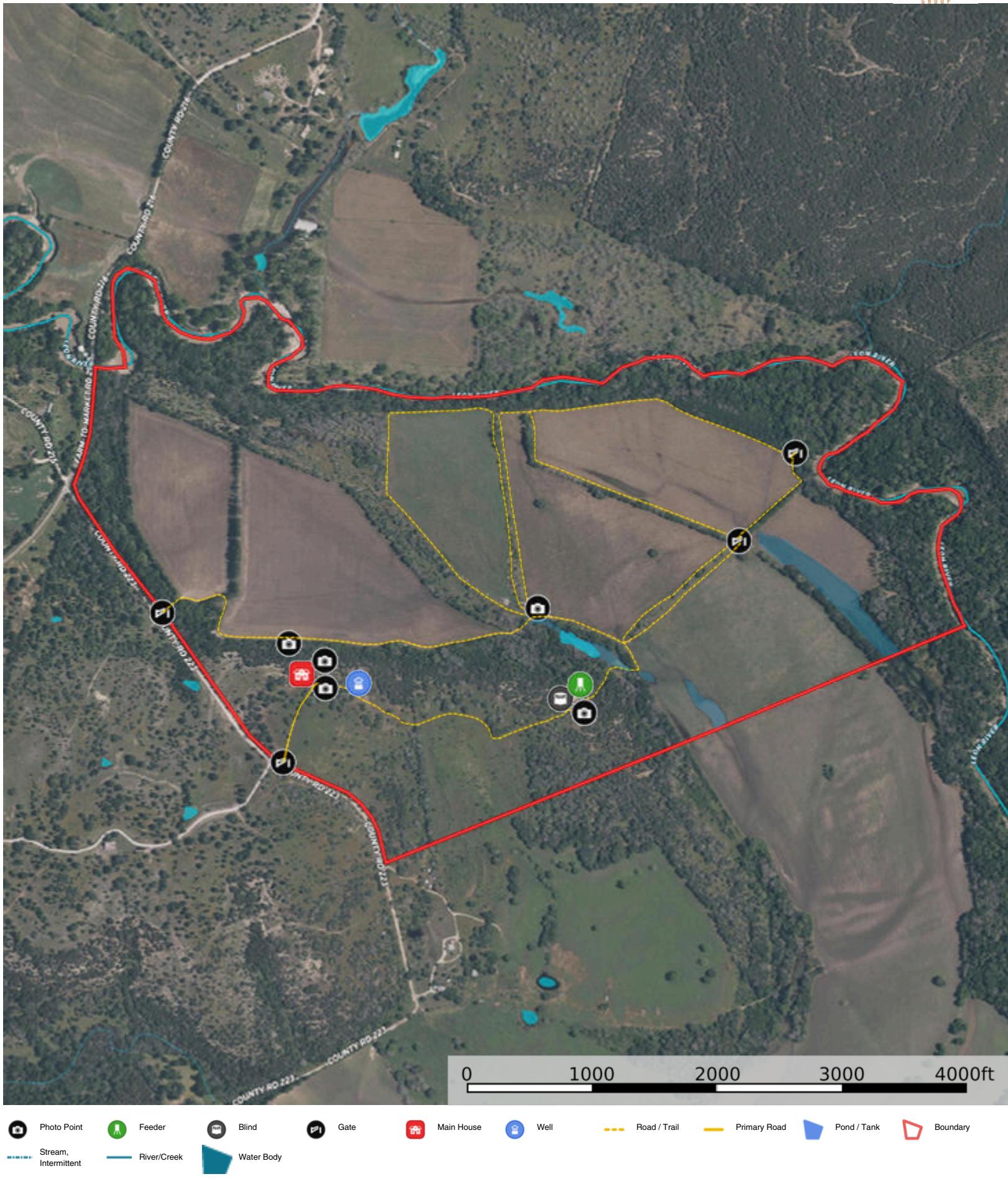
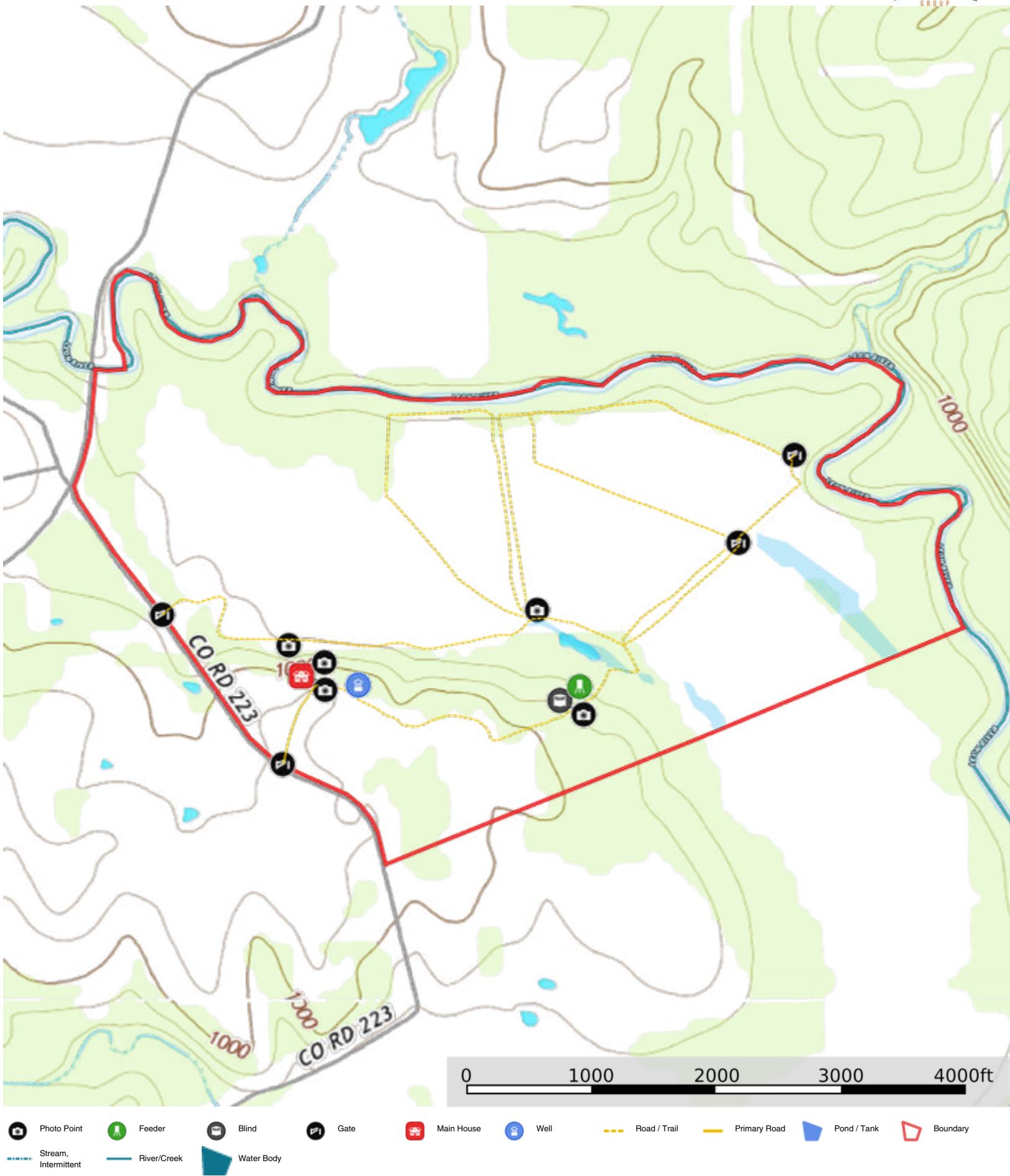


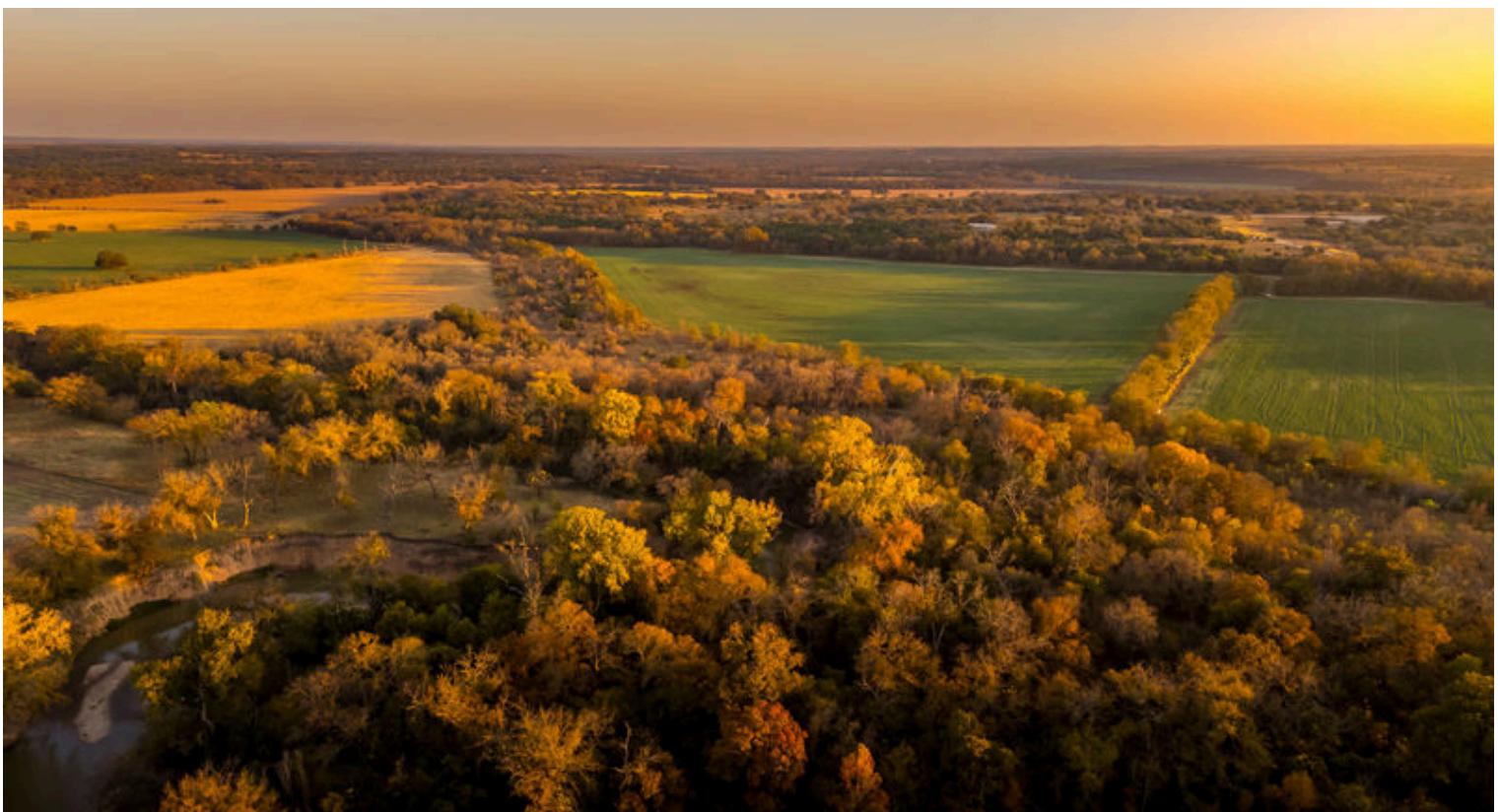
Photo Point  
Feeder  
Blind  
Gate  
Main House  
Well  
Road / Trail  
Primary Road  
Pond / Tank  
Boundary

Stream, Intermittent  
River/Creek  
Water Body



# JK- Ranch

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