

Hartness Ranch
324 east highway 6
Iredell, TX 76649

\$2,119,000
97± Acres
Bosque County



Hartness Ranch
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

31.985149 / -97.871974

Acreage

97

Price

\$2,119,000

Property Website

<https://ttranchgroup.com/property/hartness-ranch-bosque-texas/66496/>



Hartness Ranch

Iredell, TX / Bosque County

PROPERTY DESCRIPTION

Hartness Ranch is a 97 +/- acre property in Bosque County currently being run as a family-owned Custom Meat Processing business. The property offers approximately 1,178 feet of HWY 6 frontage just on the outskirts of town. Hartness Cattle features a metal building, cattle pens, four pastures, productive coastal fields and mature pecan trees. This property is a canvas ready for you to make it your own! Prime location for a business or a dream homesite on top of the hill set back off the road, the opportunities are endless!

Location:

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

Improvements:

The main structure is an approximately 4,400 sqft custom metal building built in 2020. There is approximately 1,600 sqft of refrigeration. Currently fully equipped as a meat processing business, however, could be converted into any type of business or living quarters.

Water:

A wet weather creek runs through the middle of the property. There is a lined pond, and a water well capable of being used for irrigation.

Topography/Soils:

There is approximately 20 feet of topography variance on the property. Sandy loam soil.

Highlights:

- Fenced and cross fenced
- HWY 6 frontage
- Ag exempt
- Water Well
- Access to city water
- Cattle pens
- No restrictions

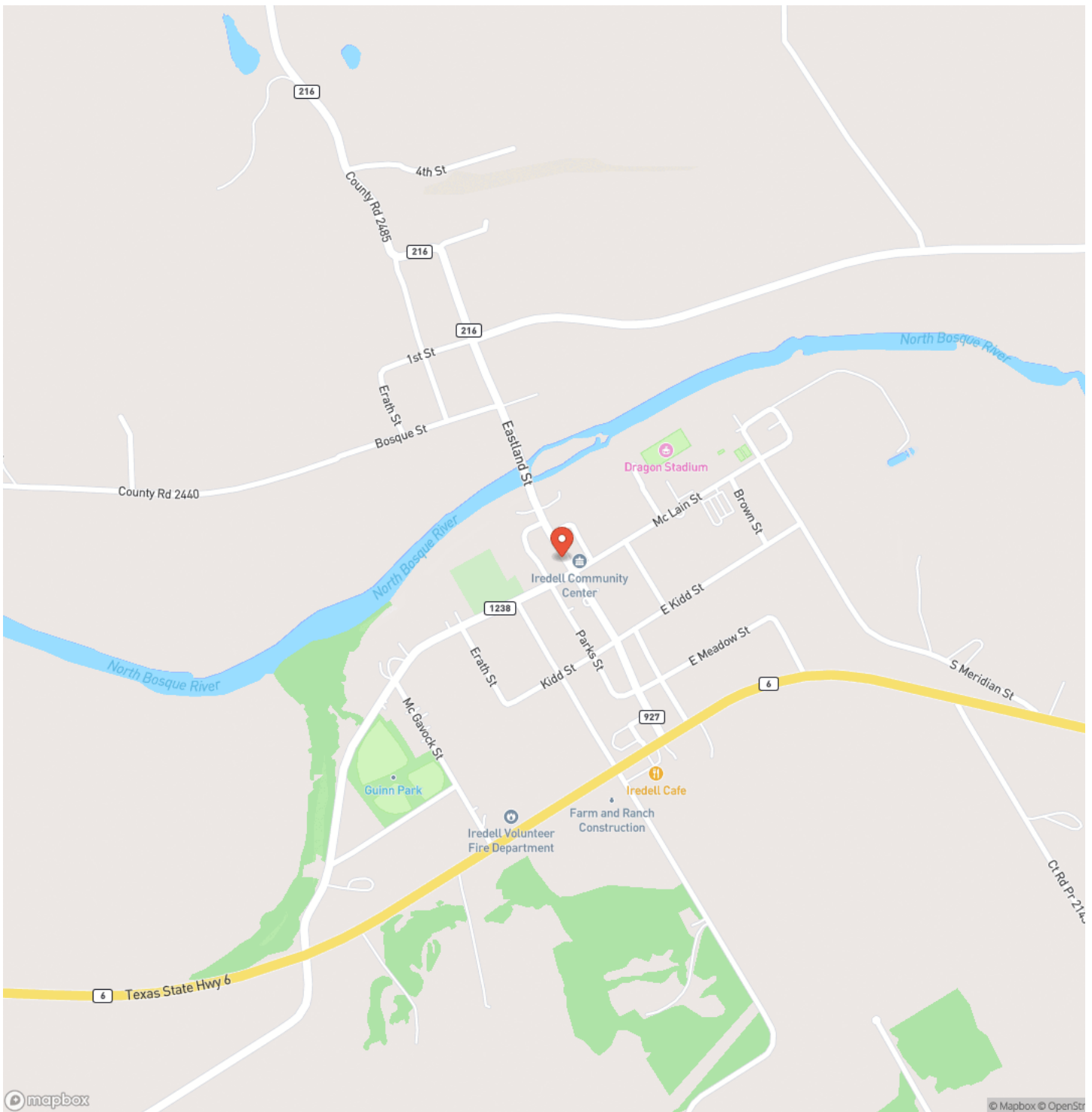
Minerals:

Contact broker for details

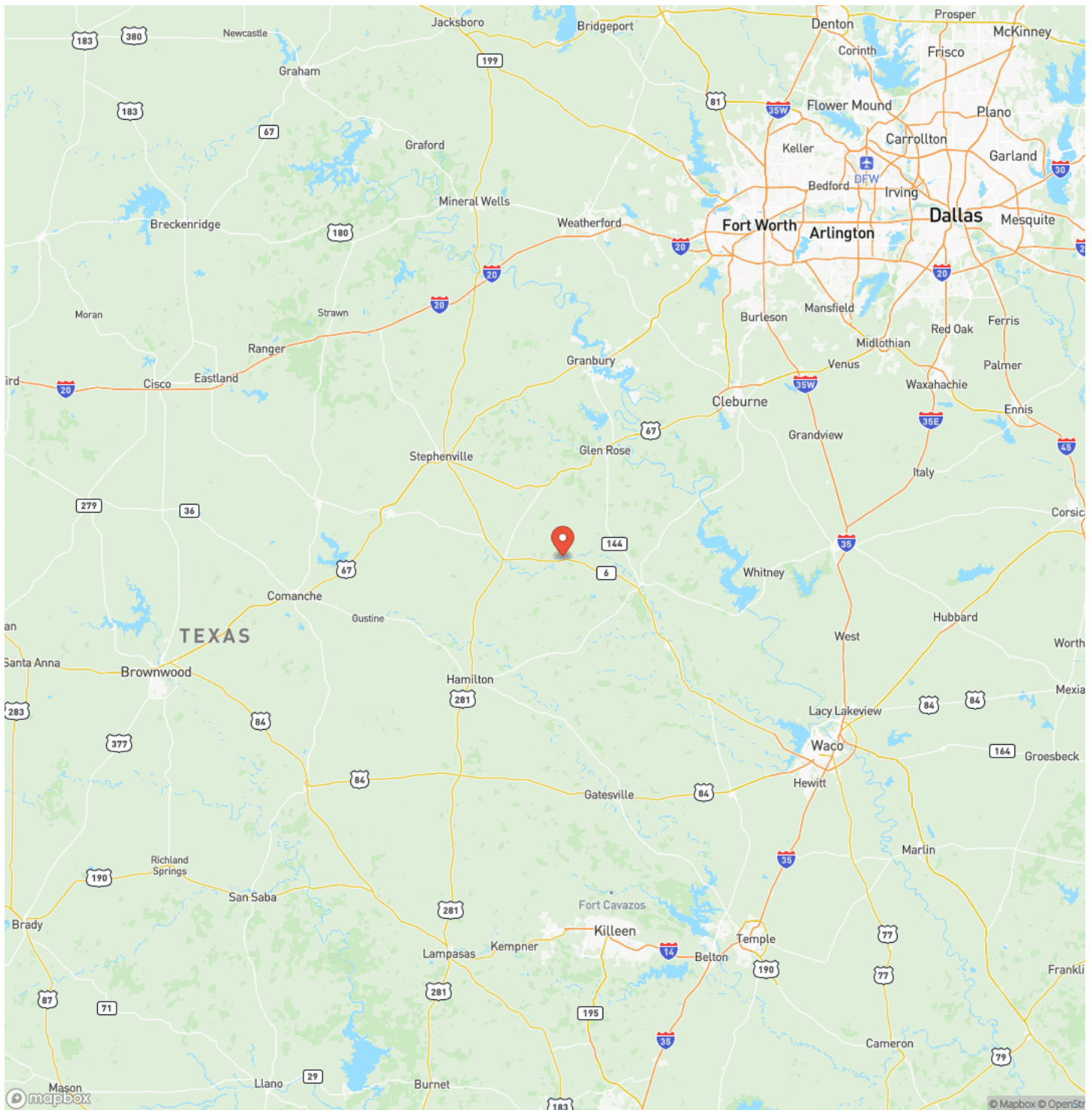
Hartness Ranch
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

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Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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