

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/>



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PROPERTY DESCRIPTION

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

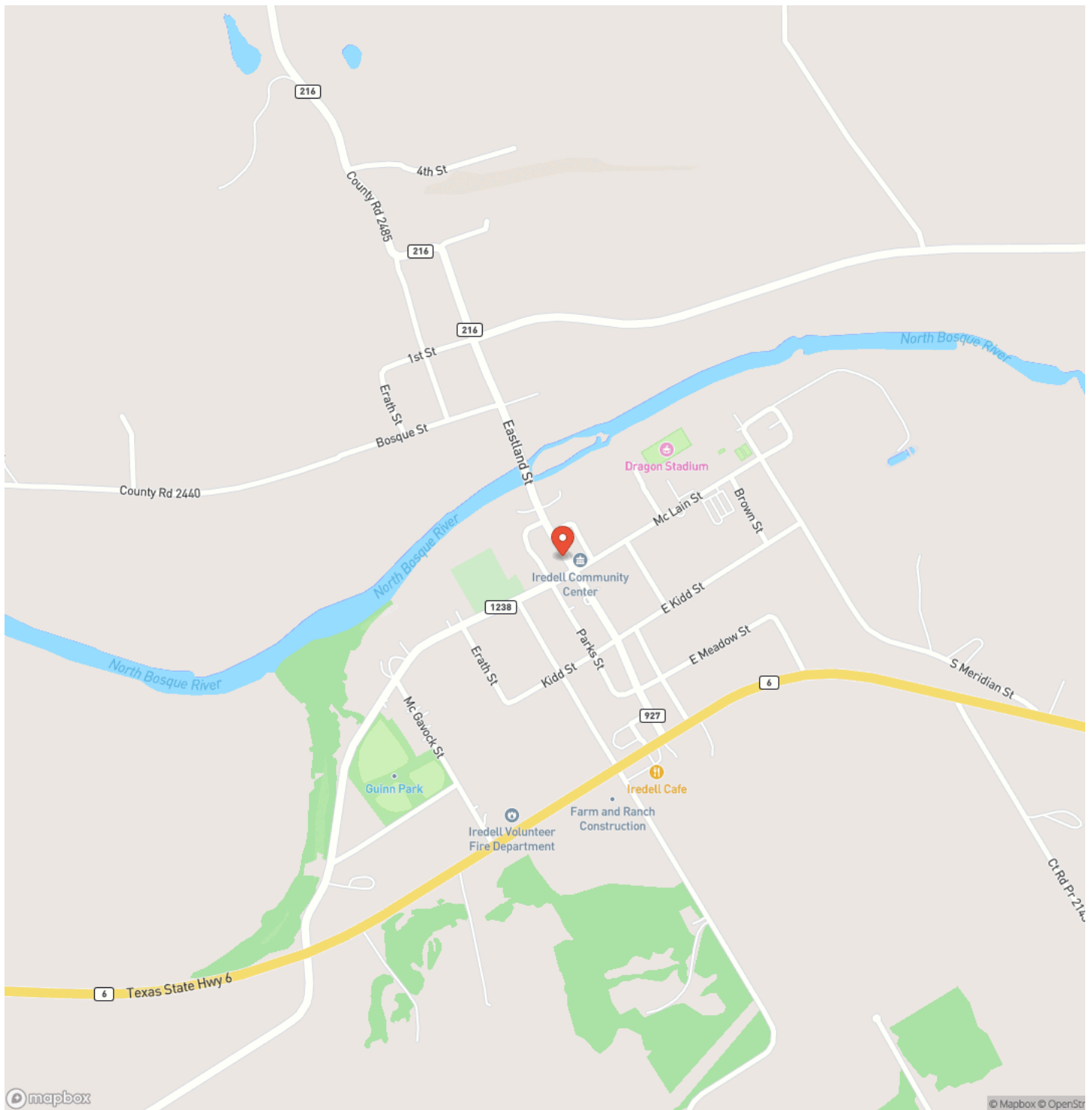
Minerals: Contact broker for details



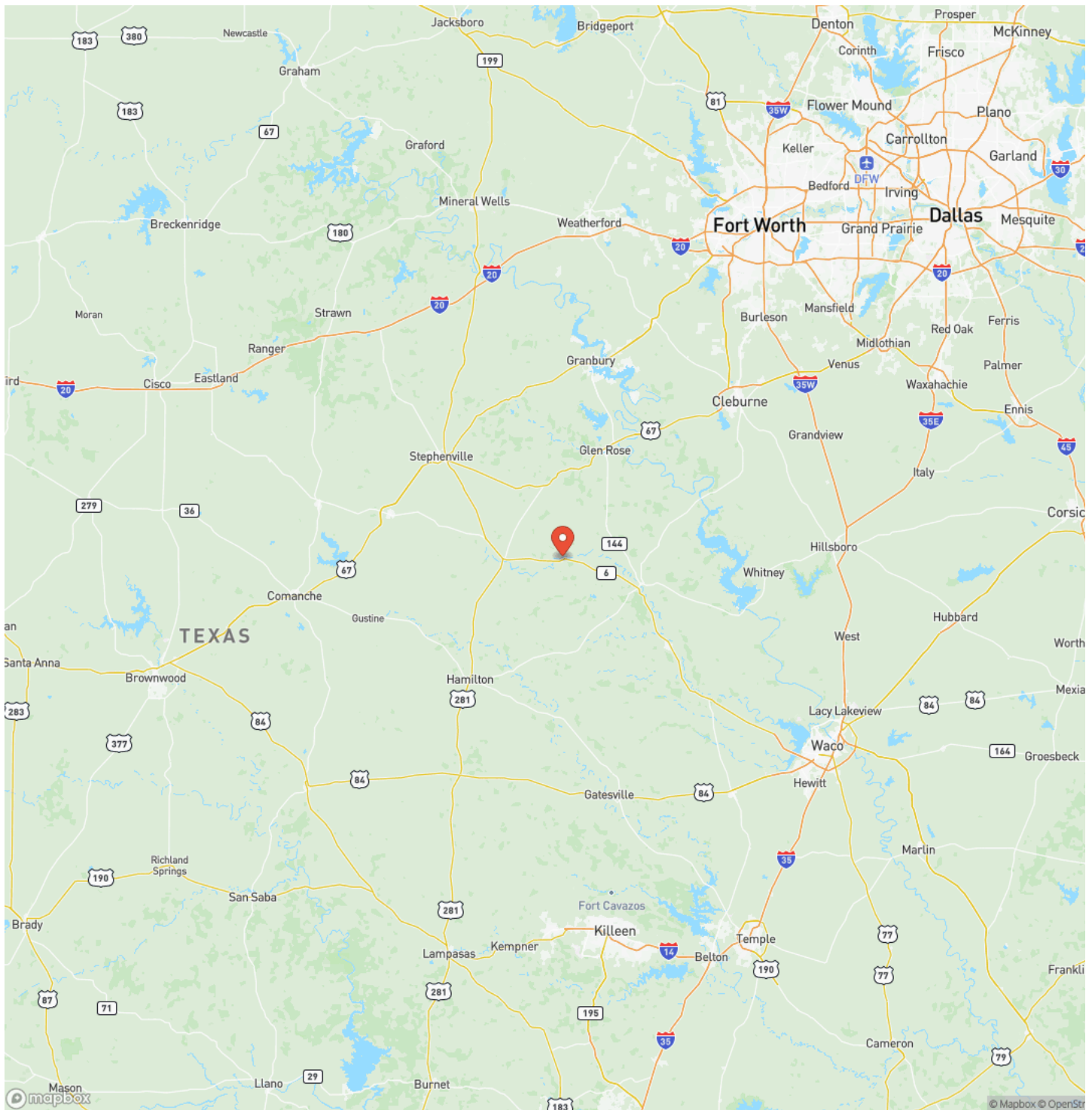
Hartness Ranch
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

NOTES

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DISCLAIMERS

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TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

