

Hartness Ranch
324 east highway 6
Iredell, TX 76649

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

Property Website

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



PROPERTY DESCRIPTION

HARTNESS RANCH

MULTIPLE ACREAGE OPTIONS AVAILABLE

Hartness Ranch is offered in its entirety or through two individual offerings. See individual property details and pricing below.

Hartness Ranch | 97 ± Acres | \$2,119,000
Hartness Acres | 94.5 ± Acres | \$2,119,000
Hartness Cattle | 2.5 ± Acres | \$600,000

LOCATION

Hartness Ranch is located just outside Iredell in Bosque County, with prominent frontage along Highway 6 providing excellent access and visibility. The property is approximately 23 miles southwest of Glen Rose, 29 miles southeast of Stephenville, 63 miles northwest of Waco, and 77 miles southwest of Fort Worth.

Its location along a major highway and proximity to Iredell combine rural Bosque County surroundings with convenient access to several of the region's larger communities and markets.

DESCRIPTION

Hartness Ranch encompasses 97 ± acres just outside Iredell, combining productive agricultural land, quality improvements, abundant water infrastructure, and extensive Highway 6 frontage. With no restrictions and a highly usable layout, the property offers flexibility for agricultural, commercial, residential, or recreational use.

The ranch is fenced and cross-fenced into four pastures with productive coastal fields, sandy loam soils, and mature pecan trees scattered throughout. Approximately 20 feet of elevation change creates gentle contours across the property, including elevated areas offering attractive potential building sites. Existing cattle pens and established fencing allow the property to continue functioning as a working agricultural operation.

Water resources include a wet-weather creek running through the ranch, a lined pond, a water well capable of supporting irrigation, and access to city water. The property is currently ag exempt and benefits from approximately 1,178 feet of Highway 6 frontage.

A 4,400 ± square-foot custom metal building constructed in 2020 adds another dimension to the property. Currently utilized for a family-owned custom meat processing operation, the building includes approximately 1,600 square feet of refrigeration space and offers flexibility for continued commercial use, agricultural operations, storage, or potential conversion.

Hartness Ranch may be purchased in its entirety or through the individual Hartness Acres and Hartness Cattle offerings described below.

HARTNESS ACRES

94.5 ± Acres | \$2,119,000

Hartness Acres offers 94.5 ± acres of productive Bosque County land with approximately 835 feet of Highway 6 frontage just outside Iredell. The property is fully fenced and cross-fenced into four pastures, with established coastal fields and sandy loam soils providing quality grazing and hay-production potential.

A wet-weather creek traverses the property, complemented by a lined pond, water well with irrigation capability, and access to city water. Mature pecan trees provide shade and natural character throughout the ranch, while approximately 20 feet of elevation change

creates gentle contours and an elevated hilltop with long-distance views and potential for a future homesite.

Existing cattle pens, an agricultural exemption, productive pasture, and no restrictions make Hartness Acres well suited for livestock, continued agricultural use, recreation, or the development of a private Bosque County residence.

HARTNESS CATTLE

2.5 ± Acres | \$600,000

Hartness Cattle encompasses 2.5 ± acres along Highway 6 just outside Iredell and is currently operated as a family-owned custom meat processing business. The property is centered around an approximately 4,400-square-foot custom metal building constructed in 2020, including approximately 1,600 square feet of refrigeration space.

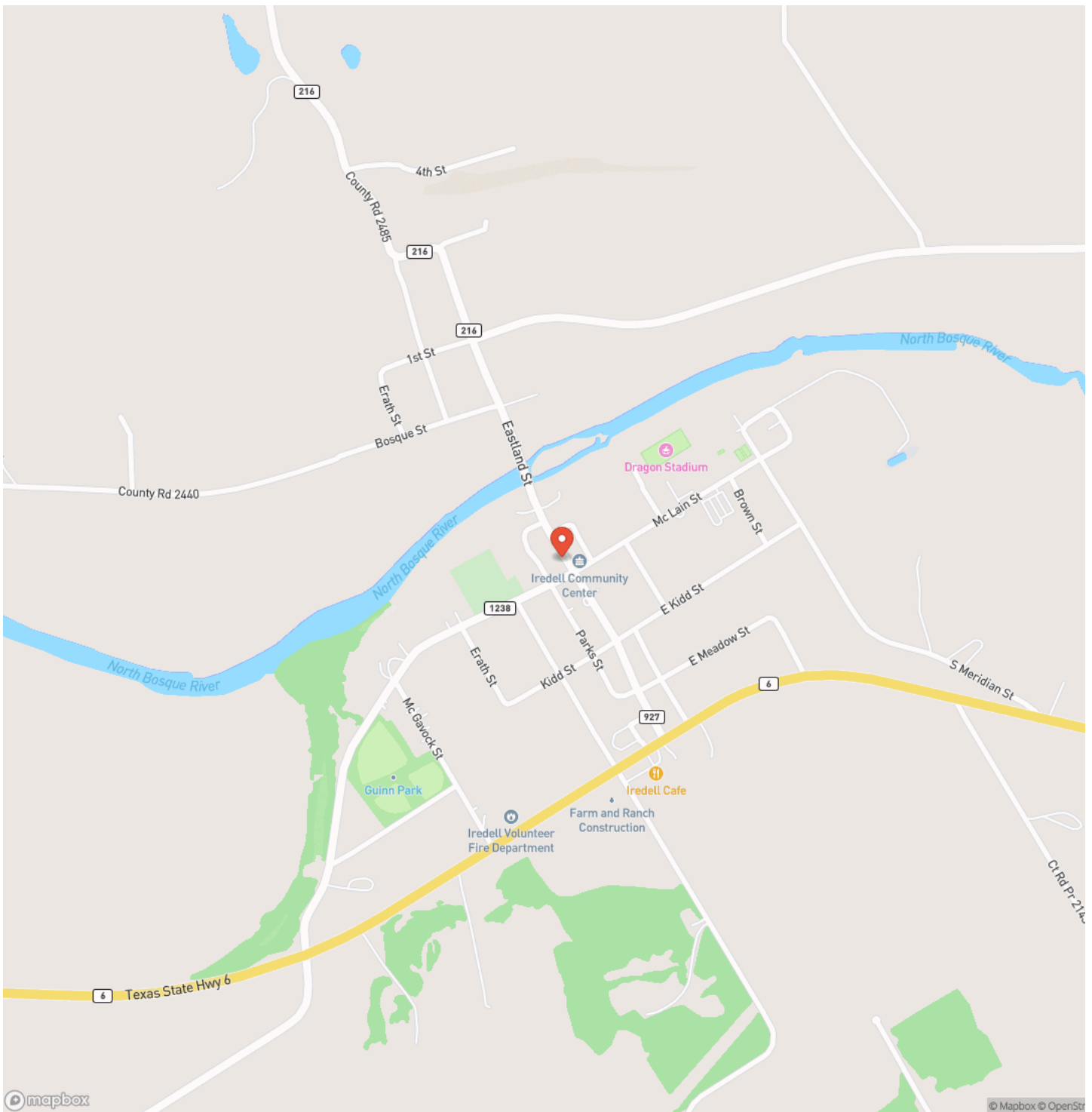
The facility is currently equipped for meat processing but offers flexibility for a variety of commercial, agricultural, storage, or potential residential uses. Highway 6 frontage provides excellent visibility and accessibility, while a water well, access to city water, a lined pond, quality fencing, and no restrictions further expand the property's potential.

For a buyer seeking an established commercial facility or a highly visible property with the flexibility to adapt to another use, Hartness Cattle provides a unique standalone opportunity in Bosque County.

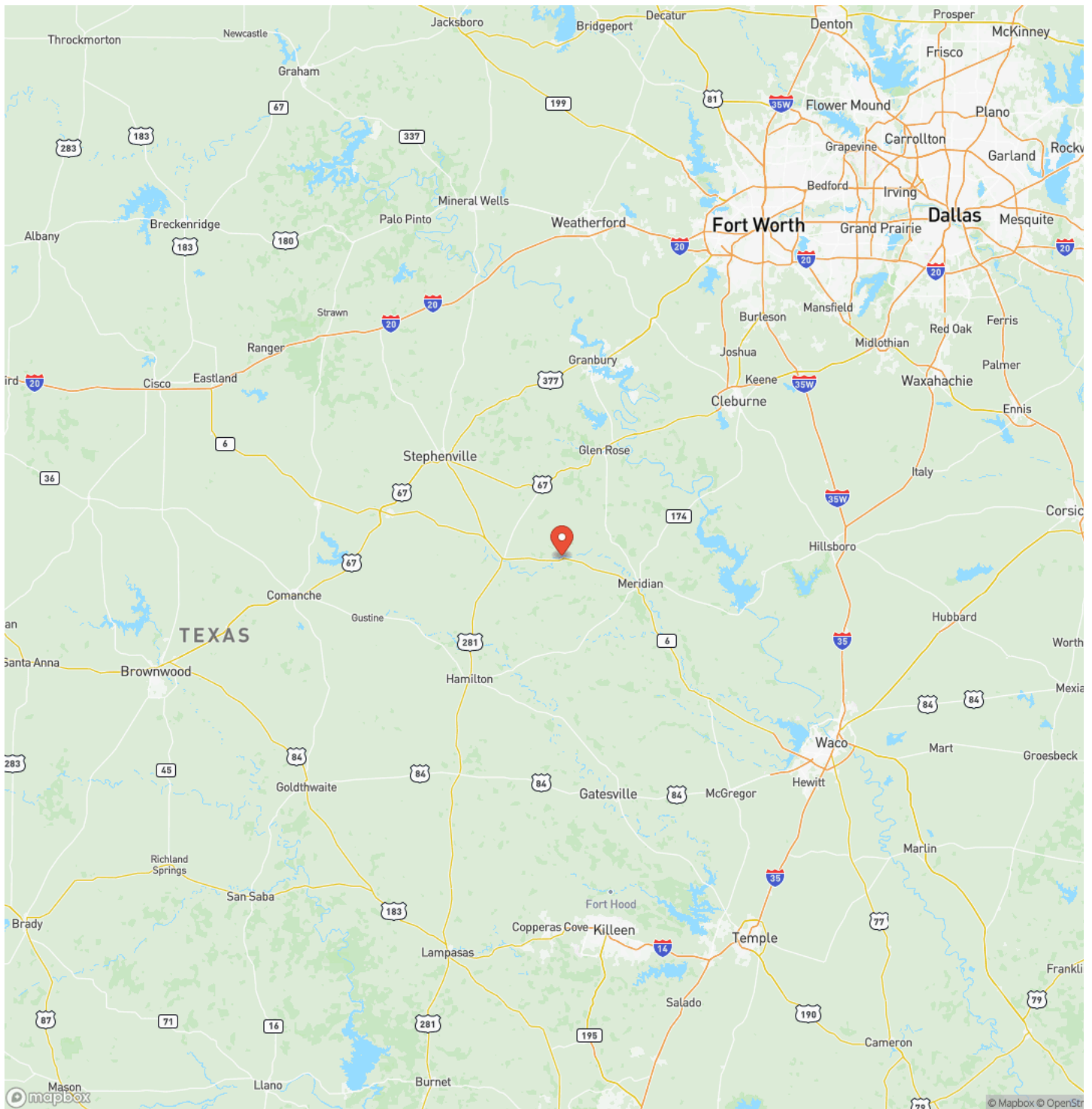
Hartness Ranch
Iredell, TX / Bosque County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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Email

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Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

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.

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DISCLAIMERS

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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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