

*Bluff View Ranch - China Spring, 48 ac*



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**FARM AND RANCH**  
**FINDERS** LLC





# *Property Details*

*Presented at* \$285,000

Location: 457 County Road 3565, China Spring, TX 76633  
County: Bosque  
Acreage: 48.854 +/- Acres  
Current Use: Residential, Recreational  
Terrain: Rolling Hills, Heavily Wooded, Open Pasture Area,  
Elevation changes of approximately 50 ft.  
Soil: Clay  
Hydrology: Tributary that feeds Childress Creek  
Wildlife: Deer, Dove, Varmints  
Taxes: \$3,444 (2015)  
Minerals: No Seller Reservation

## *Structural Improvements*

Home: 3 BR/1 BA, carport, built in 1945, 1,269 sqft., composite roof  
Fencing: Partial Perimeter fencing, 5-strand barb

## *Utilities*

Water: One water meter through HPWSC  
Electric: McLennan County Electric Co-op

*School District* - China Spring ISD







## *Bluff View Ranch*

Bluff View Ranch consists of 48 wooded acres in popular China Spring ISD on CR 3565, Bosque county. There are multiple potential home sites on this tree-covered lot with partial fencing. The property borders Childress Creek and has gently rolling hills at the rear with a tributary that traverses through the property. Enjoy shade from the oak trees during the day and beautiful evening sunsets.

*Land* - Tree-covered lot with approximately 40+ acres of wooded to heavily wooded areas. Mature trees including oak, elm, and cedar. Toward the rear of the property, the topography changes to gently rolling hills. Beautiful sunset views from the 5-acre open area in the center of the property.

*Home* - A modest 1,269 sqft. home sits on the property. Although it has 3 bedrooms and 1 bathroom, it does not lend any contributory value to the property. There are four barns and a cabin on the property which also do not lend any





# Aerial



*Boundary Lines Approximate*



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# Directions

From China Spring, go NW on Wortham Bend approximately 7 miles. Turn Left onto Prause Rd. Stay Right to County Road 3565. Property on Left approximately 3 miles off Wortham Bend.

GPS COORDINATES: 31.7248, -97.3357



# Flood Map



# Topographical Map