

*Double Star Ranch - Axtell 82 acres*

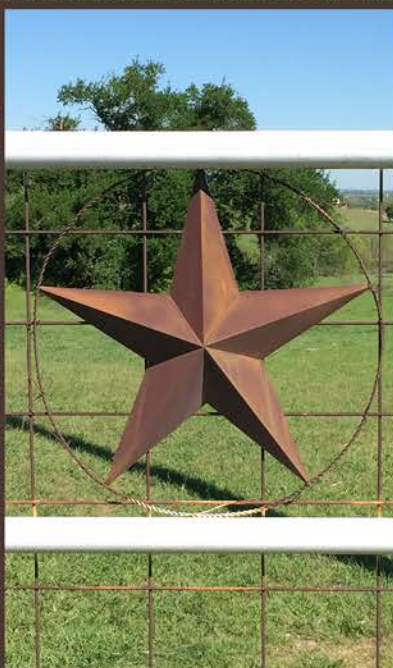


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**FARM AND RANCH**  
**FINDERS** LLC





# Property Details

Presented at \$319,900

|              |  |
|--------------|--|
| Location:    | TBD Kirkland Hill Road, Axtell, TX 76624   |
| Acreage:     | 82.88 +/- Acres  |
| County:      | McLennan   |
| Current Use: | Agricultural, Recreational   |
| Terrain:     | Rolling Hills, Heavily Wooded, Open Pasture Areas,<br>Elevation changes of approximately 100 ft. |
| Soil:        | Tinn, Ferris, Heiden Clay  |
| Hydrology:   | Creek frontage and portions of Tehuacana & Wolf Creek<br>One stock tank                          |
| Wildlife:    | Deer, Dove, Duck, Varmints   |
| Taxes:       | \$299.32 (2015), Agricultural Exemption  |
| Minerals:    | Negotiable   |
| Production:  | Johnson Grass, approximately 125-150 rolls annually with<br>normal rainfall (per seller).        |

## Structural Improvements

|          |  |
|----------|--|
| Fencing: | Pipe double gate entry. Partial fencing, |
| Pens:    | Pipe pens at entry gates                 |

*School District* - Axtell ISD







## *About Double Star Ranch*

*Land* - Come enjoy the diversity on 82 +/- acres, Ag-Exempt land in Axtell! Enter the double star entry gates and fall in love with the sloping scenery. Potential home sites with hilltop views and elevation changes of nearly 100 ft. Go hiking through the densely wooded areas that line the creek beds at the rear of the property. Abundant wildlife cover. The land is currently used for pasture, hay production, and recreational use.

*Location* - Double Star Ranch is 20 miles East of Waco (off Hwy 84), and 87 miles from DFW.





# Creeks & Tank



## Wildlife

Deer, dove, duck, varmints.

## Production

Johnson Grass



## Hydrology

Creek frontage on Tehuacana & Wolf Creek which traverse the back of the property. Creek areas are heavily wooded. One stock tank that is home to several ducks.

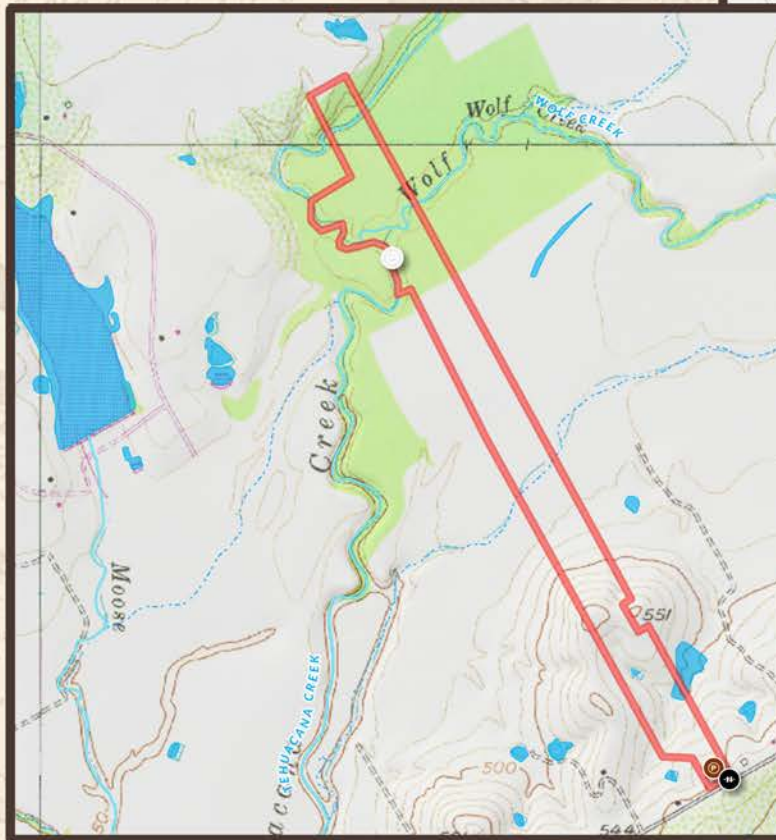
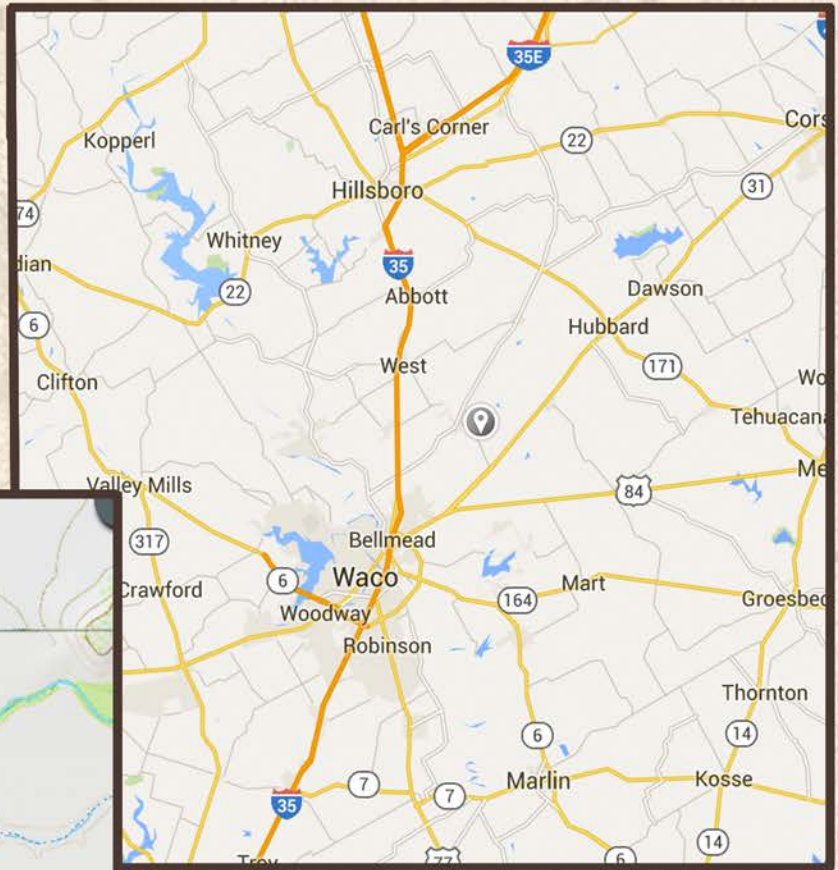




## Directions

From the intersection of Highway 84 and Loop 340, Travel east on 84 approximately 9 miles (stay left and merge with 31). Turn Left on Sutherland Rd. Travel about 3.3 miles then turn Right onto Kirkland Hill Rd. The property is on the left about 1 mile. SOP.

GPS Coordinates: 31.733898, -96.979913



## Topographical Map

Rolling Hills with elevation changes of approximately 100 ft.  
Build sites with hilltop views.



## Flood Map



# Aerial

