

Hidden Springs Ranch
Hamilton County

Acres: 592.25

Location: Ranch is located on Highway 22 approx. 6 miles West of Cranfills Gap. ,
and 11 miles East of Hamilton, TX.

This ranch is highly improved and secluded, sits atop a mountain ranch with 160ft. of elevation change and panoramic views. Approx. 50% of the ranch is heavily timbered with Live Oak, Spanish Oak, Elm, Pecan, Hackberry, Mesquite and Cedar. The property has ravines and spectacular Limestone rock outcropping along the perimeter mountain range. A natural spring flows from Limestone rock down a rugged ravine. Several good stock tanks and Trinity level water well provide abundant water well for wildlife and livestock. The ranch offers native and improved grass pastures.

Improvements:

- 3 bedroom/3 bath home at is approx..3400 sq. ft. – the home was remodeled in 2007
- 40'60" Barn Master 6 stall horse barn with tack room and wash rack
- 60'x80' barn with shop
- 22'x36' carport
- 28'x12' barn master outbuilding
- (1) 15'x30' Barn Master loafing shed w/ excellent fences, pipe braced
- 75 Acres of coastal, 150 acres of native improved grasses, 35 acres of oats
- 80% new fences

Water

- Trinity level water well with submersible pump, underground pipe to water troughs. New pump & motor was installed in fall 2014
- (1) Year round natural spring, several wet weather creeks
- 2 stock tanks with bass

Wildlife: Deer, Turkey, Dove, Quail, and Ducks

Taxes: \$3600 per year/ Ag. Exempt

Minerals: 50% believed to own/ Negotiable

Utilities: United Cooperative

Sewer: Septic

Water: Well- new pump put in 2014

Propane: Schrank Propan