

BIG VALLEY RANCH



48± Acres Bell County

Big Valley Lane, Harker Heights, TX

 Kuper
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DR
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RANCH SALES



DESCRIPTION

The eastern portion of Big Valley Ranch provides beautiful views to the north and the west, while the central portion of the property hosts a level area suitable for building the home of your dreams. Mature cedars and oak trees are plentiful throughout the property and provide cover for the local deer which frequent the property. The property's location at the end of Big Valley Lane provides ample privacy, while its proximity to town provides unmatched convenience.



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IMPROVEMENTS & UTILITIES

The property is fenced on three sides to the north, west, and south. A private water well is accessed through an easement along the eastern boundary while there is a septic tank on the actual property. There is a 1,100± square foot manufactured home with 2 bedrooms, 1 bathroom, a wooden stove, and no heat/air. It is currently occupied, and is being sold "As-is." There are multiple sheds, old cars, tractors, and equipment/junk piles on the property. See Broker for more details. The property has electricity, internet, and a landline.

LOCATION & ZONING

The property is located entirely within the city of Harker Heights and is less than 2 miles south of I-14/US-190. Dana Peak Park, along with its mountain biking and equestrian trails, boat ramp on Stillhouse Hollow Lake, and grill/picnic area, is a quick 5-mile drive south of the property. The property is situated in Killeen ISD and is zoned to R-1 (One-Family Dwelling District). The future land use is classified as "Single Family Residential" by the city of Harker Heights. The property is NOT located in a FEMA-designated flood zone or area of flood hazard.



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VEGETATION/TERRAIN

The property's topography ranges from 725 ft. - 900± ft. above sea level for a total topography variance of 175± ft. The property is situated in a region that receives approximately 35 inches of precipitation per year. 16± acres is Brackett association soil with 8 to 12 percent slopes while approximately 7 acres is Speck association soil with 1 to 8± percent slopes. These soil types (Brackett and Speck) are suitable for limited to moderate grazing. 23± acres is Lewisville silty clay with 3 to 5 percent slopes while 2± acres is San Saba clay with 1 to 3± percent slopes. These soil types (Lewisville and San Saba) are suitable for intense grazing and moderate cultivation.

TAXES & FINANCING

\$4,171. (2019) The property is not currently appraised under an Ag-exemption. Owner financing is available with a down payment of at least \$350,000.

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48± ACRES BIG VALLEY RANCH BELL CO BIG VALLEY LN, HARKER HEIGHTS, TX

From Belton: Head west on I-14/US-190 W. Take the exit toward Simmons Rd/Farm to Market 2410. Turn left onto Simmons Rd. Turn right onto E FM 2410 Rd. Turn left onto Big Valley Ln. Follow Big Valley Ln for approximately 0.5 miles. Property will be on your right.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MINERALS

All owned mineral rights will convey with the sale of the property.

MAP

[Click here to view map](#)

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