

# Circle C Ranch

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96.5± acres | \$1,572,950 | Cleburne, Texas | Hill County



*Chas. S. Middleton*

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AND SON LLC

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Circle C Ranch

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## Property Description

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The Circle C Ranch is located in Hill County approximately 2 miles southeast of Blanton, Texas. The property consists of 96.5± acres with county road frontage on two sides. County Road 1157 runs along the north border with County Road 1446 on the east. There is easy access on either side with a gated entrance on CR 1446. The northern side is not fenced giving easy access to the 40+ acre coastal field.

The topography of the ranch is rolling hills with very large oak and hardwood trees forming a large, thick tree cover in the middle of the property. There are two coastal fields, one on the northwest side of the ranch with a smaller coastal field situated on the southeast corner. The total acreage of improved coastal fields is approximately 50 acres. The soil in the coastal fields is very sandy making it very conducive for great production. The middle of the ranch has dense tree cover creating a haven for wildlife. Deer and hogs are plentiful and can be hunted in season. The smaller coastal field on the southeast side of the ranch has some giant individual oak trees scattered in the middle of the field. There are numerous beautiful locations to build your dream home.

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## Location

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The Circle C Ranch is very centrally located in a fast-growing area of the DFW Metroplex. Cleburne, Texas is a short 15-minute drive to the north with Ft. Worth only about an hour away. Lake Whitney is about 10 miles to the south. Water sports and fishing are very convenient along with numerous restaurant choices. Hillsboro, Meridian, and Glen Rose are all only a short drive away if you are looking for a fun day trip outing. Both County Road 1157 and 1446 provide easy access to highways leading in all directions.

## Improvements

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There are no structural improvements on the ranch. This provides a blank slate for your new home and all desired improvements. There is one deer blind on the property for your hunting needs.

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## Water • Minerals

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The ranch is adequately watered with one small pond on the southeast side of the ranch along with a co-op water line located on the county road. Superior Water Company is the water provider located nearby. There are also numerous water wells located in the vicinity which could be another possible option. There are no minerals to convey, this is surface estate only.

## Hunting

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Deer hunting in the area is reported to be good. There are also numerous hogs in the area to provide another hunting option. Dove hunting should also be good in season.

## Price

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\$1,572,950 • \$16,300 per acre

## Remarks

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The Circle C Ranch is one of the prettiest places in the area. The coastal fields are all manicured and very green at this time of year. The large oak trees are beautiful with the thick hardwood trees all forming a large area for all the game. The coastal field could be used as both a cattle ranch and hay operation to generate some additional income. If you are looking more for an investment place, the development is currently going on in the area as the DFW Metroplex continues to expand. These types of places are hard to find and a great investment for the future. If this sounds like something you might be interested in, come take a look.

*Call Layne Walker today at (214) 244.6484 for more information or to schedule a showing.*











Alvarado

Cleburne

Grandview

Circle C Ranch



Hillsboro

Lake Whitney

Whitney





32.0870, -97.3114







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Scan QR Code for more details on the Circle C Ranch at [chasmiddleton.com](http://chasmiddleton.com).

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