

Smith Hilltop Ranch

216± acres | \$1,728,000 | Gatesville, Texas | Coryell County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Smith Hilltop Ranch

Property Description

The Smith Hilltop Ranch is located in western Coryell County, Texas, 15 miles southwest of Gatesville and 28 miles northeast of Lampasas, near the community of Pearl. The property has approximately 1,250 feet of frontage along the south side of paved CR 139. The Smith Hilltop Ranch, consisting of approximately 216 acres, is part of the R.L. and Addie Smith ranch, which was established in 1942 and has been owned and operated by the family ever since.

The property has been operated in recent years for cattle production and hunting. There are several fields that were formerly in cultivation, which could be put back into production or planted to improved grasses.

There is currently a stand of dove weed on a portion that was recently cultivated and the dove are being attracted to it. The southern portion of the ranch is more wooded with scattered live oaks, hackberry, mesquite, and heavy cedar in areas. The terrain is rolling with a high mesa that provides excellent views of the surrounding countryside and gently sloping into a draw along the south side of the property. The elevations range from 1,040 feet along the southern boundary to 1,100 feet above MSL on the mesa on the north end of the property.









Improvements

There are no structural improvements other than an old windmill and storage tank that are no longer in use. Community water is provided by Multi-County Water Supply and there is reported to be a six-inch water line along the county road. There is a good stock tank that provides year around water for livestock and wildlife, except in extreme drought conditions.

Electricity is provided by Hamilton Electric and power lines are located along the county road and traversing near the southern portion of the ranch.









Hunting • Wildlife • Recreation

The hunting is considered good in the area. Whitetail deer, turkey, and hogs can be found on the property. Duck and dove hunting is provided by the stock tank along with fishing.

Minerals

The owned mineral rights are negotiable.

Price

\$1,728,000 • \$8,000 per acre



Remarks

You must see this ranch in person to appreciate the diverse terrain. This property is a great livestock, hunting, and investment opportunity.

Call Robby Vann at (512) 423.8112
for more information or to schedule a showing.



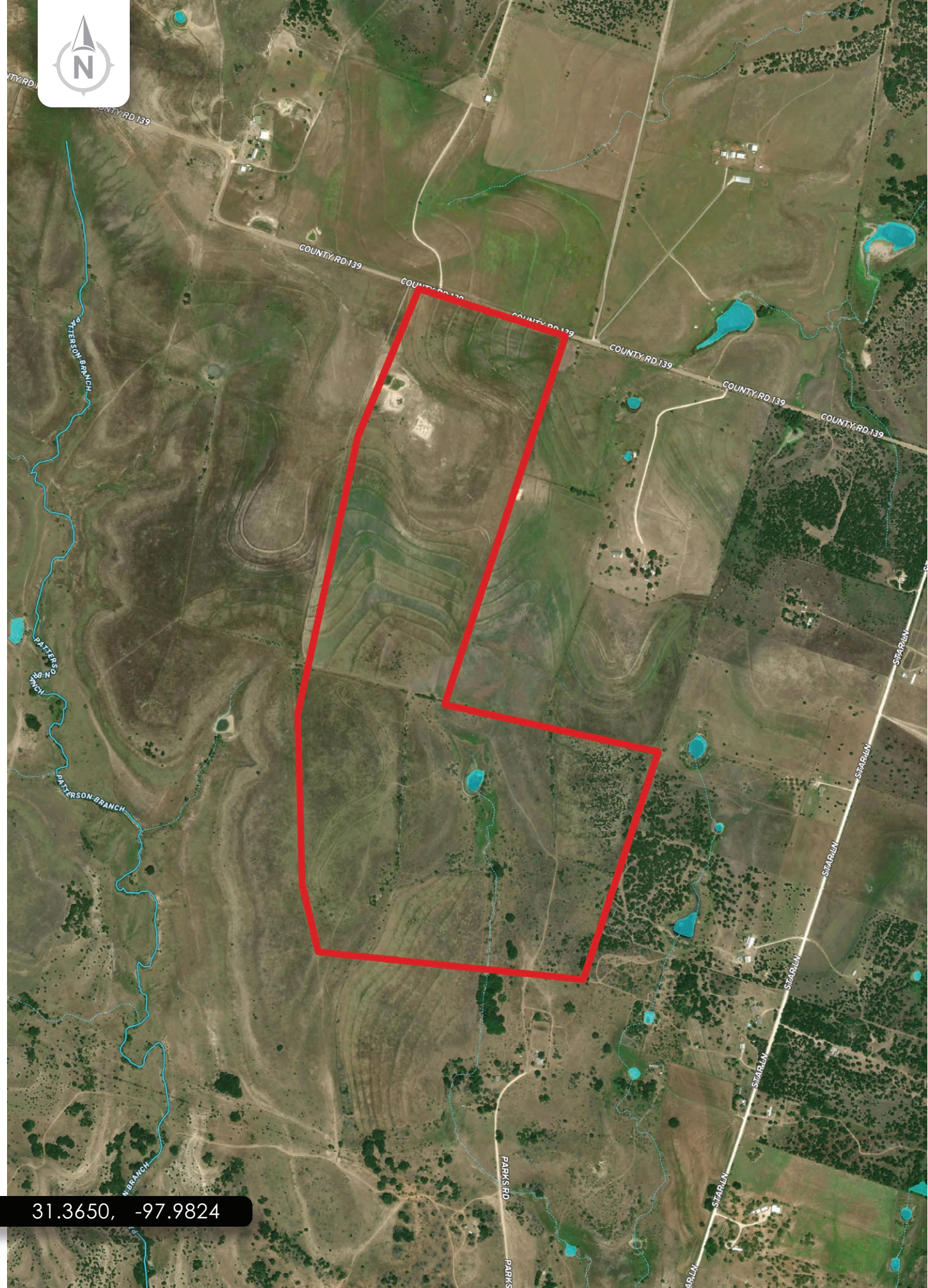




Gatesville

SMITH HILLTOP RANCH





31.3650, -97.9824



CO RD 139

Patterson Br

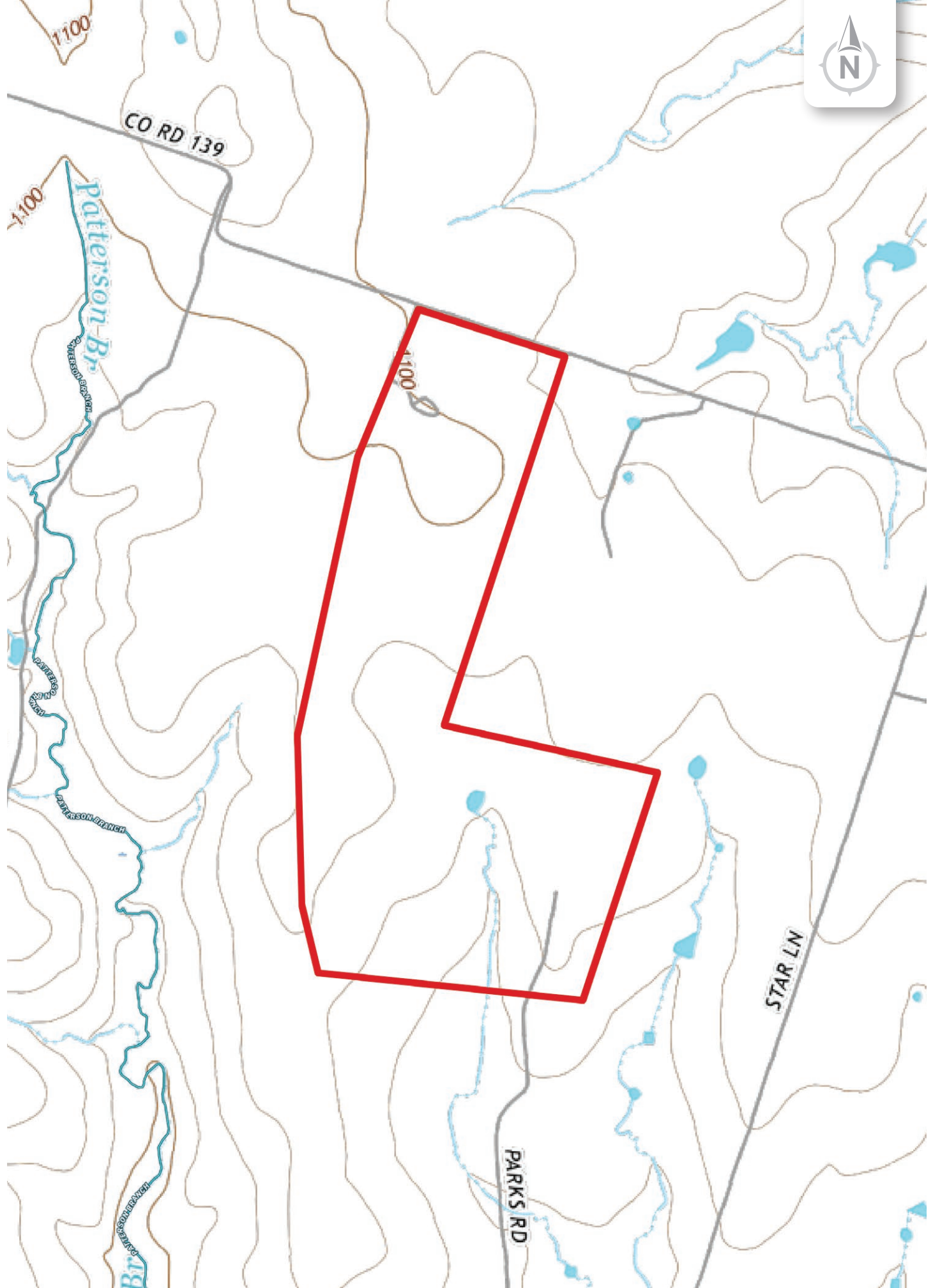
1100

STAR LN

PARKS RD

1100

BRADSHAW BR



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Robby Vann, ARA

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General Certified Appraiser • TX

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Scan QR Code for more details on the Smith Hilltop Ranch.

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YouTube

