

An aerial photograph of a vast, open landscape in Central Texas. The terrain is a mix of dry, yellowish-brown grass and patches of green. A large, dense cluster of dark green trees is visible in the lower-left quadrant. A winding dirt road or path cuts through the middle of the land. In the distance, a flat horizon line separates the land from a clear blue sky.

RILEY-MCLEAN

Central

LAND

Texas

WILLOW CREEK RANCH

1,239.37 Acres • Bosque County • Valley Mills, Texas

WILLOW CREEK RANCH

LOCATED ON COUNTY ROAD 3545, VALLEY MILLS, TEXAS

LOCATION:

Willow Creek Ranch is situated on County Road 3545 in Valley Mills, TX, 76689, Bosque County, within two hours from Austin and the Dallas/Fort Worth area. Valley Mills is the closest town, about 12 miles northeast where everyday necessities are located.

SIZE:

Approximately 1,239.37 acres

PRICE:

Contact Broker

RESTRICTIONS:

None.

FRONTAGE:

The property has +/- 0.91 miles of road frontage on CR 3545, which meanders through the center of the property.

UTILITIES:

The property is located within Childress Creek WSC - Water CCN. There is a nearby water meter on CR 3545 owned by an adjacent neighbor. Electricity is available from Brazos Electric Power Cooperative Inc. No sewer nearby. Septic needed.

SCHOOL DISTRICT:

Valley Mills Independent School District
Valley Mills Elementary, Valley Mills Junior High, Valley Mills High School

TAXES:

As a result of the agricultural exemption, the property taxes are low.
2022 Estimated Property Taxes -- \$1,393.88.

BOSQUE COUNTY PARCELS:

R06132, R07041, R25530, R25531, R06131, R25529, R25532, R35350, R06113, R05181, R35349, R25533, R06101, R35348

LAND FEATURES:

The property is mainly characterized by its rolling hills with elevation ranging between 550-670 ft throughout with most of the topography on the western side. There are two creeks: Willow Creek (+/- 1.79 miles) and Cottonwood Creek (+/- 0.43 miles) resulting in about 101 acres in the floodplain. In an average rainfall year, the creeks will hold water. There are seven ponds scattered throughout in the pastures. A various mix of trees cover the property such as live oaks, mesquites, and junipers. Bosque County is known for its clusters of flat-topped hills separated by low areas of flat grassland, well-drained soils, and Johnson grass.

IMPROVEMENTS:

There are very minimal improvements that include a couple of shipping containers, cattle-working pens, hunting blinds, perimeter low fence and cross fencing.

COMMENTS:

Willow Creek Ranch is a blank slate, providing endless opportunities. This area is home to many large tract owners, recreational ranches, and cattle leases. The property is currently subject to a month-to-month cattle lease and a long-term ground lease for the construction and operation of a solar photovoltaic power array for the generation and distribution of electric power. Willow Creek Ranch will be sold through a bankruptcy auction through specific proceedings.

DISTANCES:

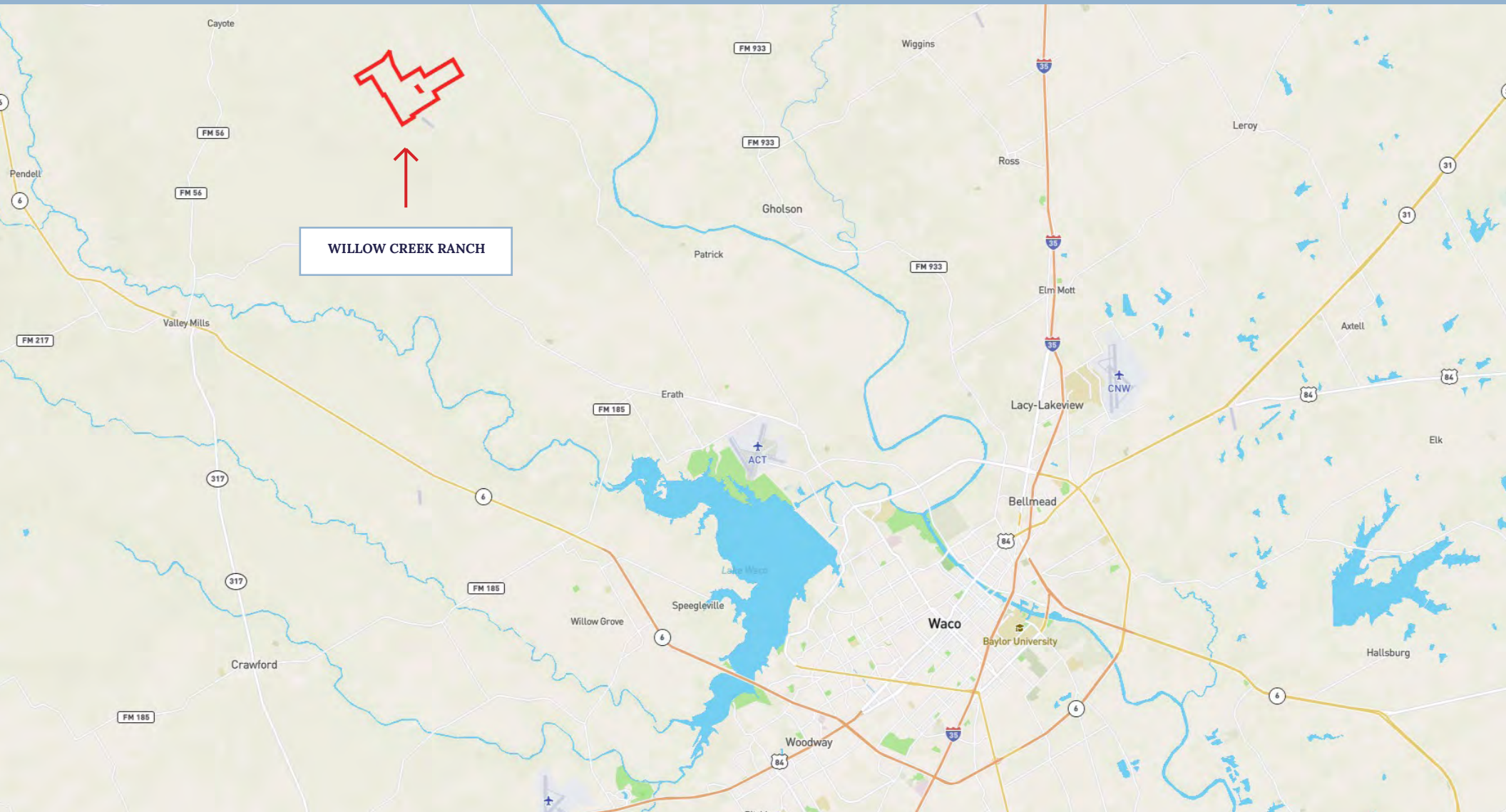
Clifton - 18 miles
Waco - 21 miles
Dallas/Fort Worth - 92 miles
Downtown Austin - 127 miles

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The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

WILLOW CREEK RANCH



LOCATION MAP

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WILLOW CREEK RANCH



WATER FEATURES MAP

- PROPERTY BOUNDARY
- FEMA FLOODPLAIN AND PONDS



TOPOGRAPHY MAP

- PROPERTY BOUNDARY
- CONTOUR LINES

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ABOUT RILEY-McLEAN LAND

Riley-McLean Land is committed to industry-leading practices and standards.
We serve our clients' best interests through honesty, diligence, and market knowledge.

We view land brokerage as a relationship business that requires a long-term approach. As brokers, we strive to serve as a valued resource to our clients with assurance of full advocacy and support. Our core business is assisting clients with the acquisition, disposition, and valuation of land assets.

With more than 45 years of combined experience in Central Texas, we have brokered approximately 75,000 acres and developed key relationships with landowners, homebuilders, land developers, and industry experts.



**CARLOTTA C.
McLEAN**

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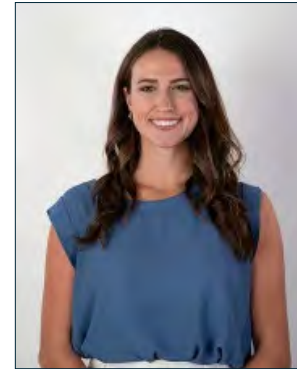
Carlotta is a fifth-generation Austinite and a graduate of the University of Texas at Austin. Carlotta has represented every category of land buyer and seller throughout her career.



**TIM W.
RILEY**

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Tim has been a land broker licensed in Texas since 2005. During his career, Tim has represented buyers and sellers in some of the largest land transactions in Central Texas.



**MARGARET C.
RIGGINS**

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Margaret has worked for Riley-McLean Land since her graduation from Baylor University and has been a licensed real estate agent since October 2016.



**GARRETT W.
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Garrett has been a licensed agent in the state of Texas since the summer of 2018 and has joined the team full time after graduating from the University of Texas in 2020.



**LINDSEY L.
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Lindsey graduated from the University of Texas in 2020 and is a licensed real estate agent since February 2021. She has been in full time agency since 2021.