

Burt Ranch

313± acres | \$3,400,000 | Blum, Texas | Hill County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Burt Ranch

We are pleased to offer the Burt Ranch, located in Hill County, Texas, for sale. This property is a highly improved, fully operational cattle operation. The ranch is centrally located approximately 20 miles south of Cleburne and 39 miles southeast of Glen Rose. The property has great access on both the east and west boundaries. County Road 1444 provides an entrance on the east and the west boundary is totally bordered by County Road 1146.

The Burt Ranch was described by one neighbor as the “Best Ranch in the Hill Country”. Owned by the same family for almost 40 years. The pastures have been fenced and crossed fenced to provide maximum carrying capacity with ample water along with ease of rotation. Currently the ranch is running approximately 100 cow/calf pairs with numbers being increased in the past from 150 to 200 pairs depending on rainfall. The topography is rolling with scattered Oak Trees through the middle of the ranch.

The entire ranch is in Coastal Bermuda pastures. Each fenced pasture is set up with at least one very nice tank/pond in order to provide water for the cattle while allowing constant rotation. The turf is in excellent condition with no weeds or Mesquite issues. Hay production is also an option. Round bales have been produced for the existing cattle but could be increased if an owner desired to run fewer animals in favor of hay production.







Location

The Burt Ranch is very centrally located in a vibrant, fast-growing area just south of the DFW Metroplex. Several developments are not far away as the growing metroplex continues to move south. Cleburne, Glen Rose, and Meridian are only a short drive away with Lake Whitney only about 10 miles to the south. Fort Worth is approximately 57 miles to the north with Dallas only 67 miles to the northeast. Interstate and Hwy. 67 have easy access for travel in any direction.







Improvements

The ranch has very nice and adequate improvements for the ongoing operation. The house is a 3 bedroom, 2 bath home with approximately 2,000± square feet. The home is also equipped with central air and heat along with co-op water. A two-car attached garage provides another entrance into the house. Water is provided to the house by the Woodrow Osceola water company.

Outside the house you will find two really nice barns. One barn measures approximately 20 x 25 with the second being 30 x 40. A nice set of cattle working pens are located a short distance from the barns with all the improvements creating a really nice headquarters area. All fences on the ranch are in very good condition along with gates and roads.



Water Features

The ranch is considered to be well watered. There are 8 ponds strategically placed throughout the ranch. The ponds vary in size but all hold water year-round. All ponds can be fished along with providing good duck and dove hunting. There is also a co-op water tap with water provided by the Woodrow Osceola water company.















Hunting • Recreation

Duck and dove hunting in season should be really good with all the scattered ponds on the ranch. Occasional deer are also seen on the property. Fishing should always be good in the many ponds.

Minerals

There are no minerals to convey. All water and wind rights will convey with the sale.

Price

\$3,400,000

Remarks

The Burt Ranch is a great ranch that is ready to go for either the cattle or sheep raiser. All pastures are crossed fenced for ease of rotation and the turf is in great condition. The property is in a great location to be situated in the growth pattern of the DFW Metroplex.

If you are looking for an operational livestock property with a huge investment upside, you need to visit this ranch. The Burt Ranch is ready for your livestock with working pens, barns, and a home for your operator.

For more information or to schedule a showing, contact Layne Walker at (214) 244.6484.







Alvarado

Cleburne

Burt Ranch

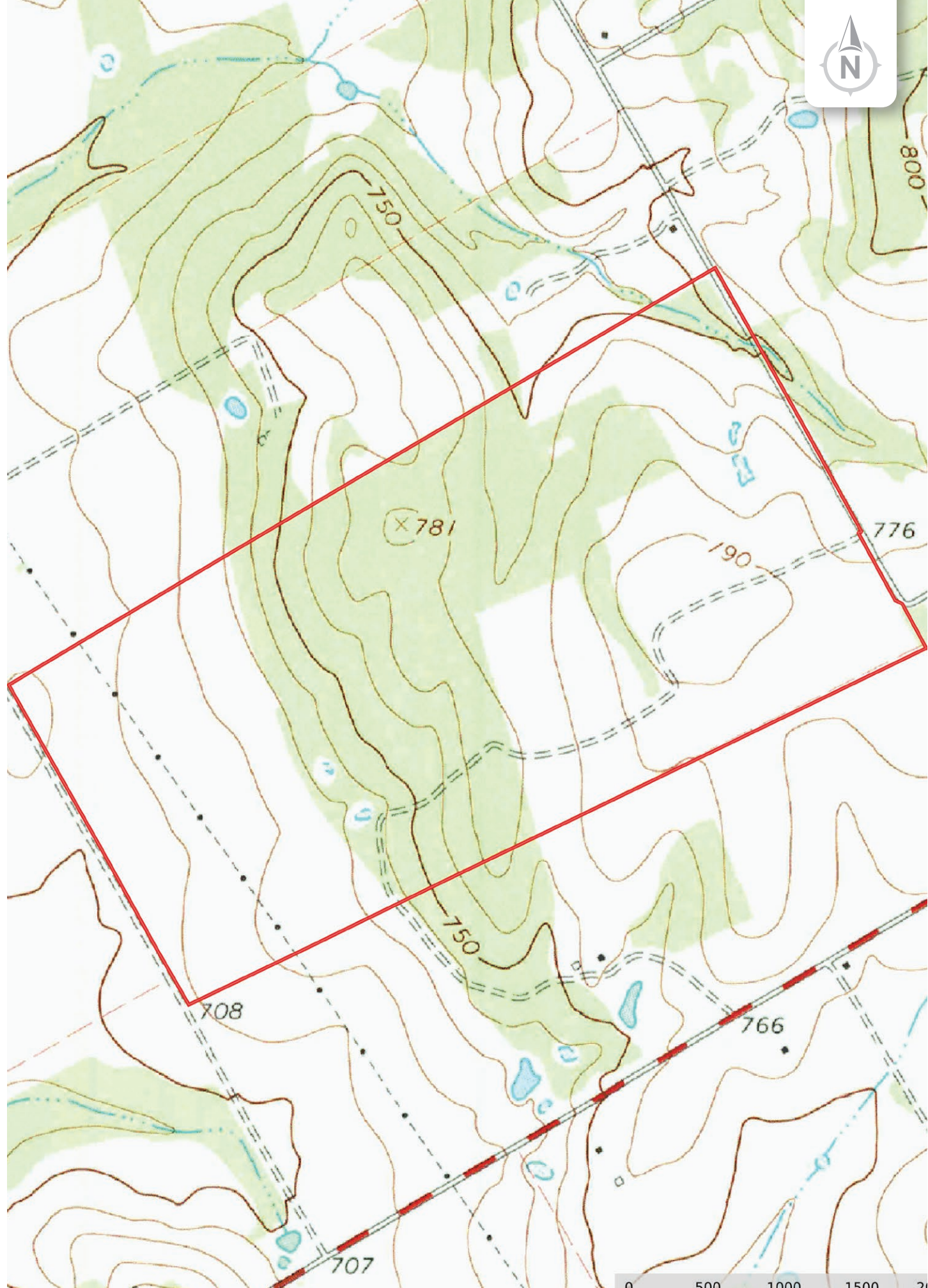


Hillsboro

Lake Whitney



32.1090, -97.3264



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Scan QR Code for more details on the Burt Ranch.

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