

Indian Hills Ranch

668.2± acres | \$7,899,000 | Cransfills Gap, Texas | Bosque County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Indian Hills Ranch

The Indian Hills Ranch is 3.4 miles southeast of Cransfills Gap in Bosque County, Texas. It is accessed by a primary entry gate located on CR 4190 and two additional entry gates located on FM 219. The Indian Hills Ranch is considered to have excellent access. The ranch offers a great combination for cattle and hunting with excellent grass, water, fencing, corrals, and habitat for the wildlife native to this area of Central Texas.

Major metropolitan areas are nearby, with Waco being approximately 50 miles, Dallas/Ft. Worth approximately 100 miles, Austin approximately 130 miles, and Houston approximately 230 miles.

There is easy access to the ranch from every direction with numerous airports in every direction.

The current owners have owned and operated the ranch for 22 years and it has historically been used as a cattle operation. They built this operation from the ground up in order to maximize grazing capacity and production. The properties surrounding the ranch are mostly large tracts with native and improved pastures.







Main Ranch House

The Indian Hills Ranch features numerous improvements. The main ranch house was constructed in 2005 and is approximately 4,351 sq.ft. with 3,137 sq.ft. on the ground floor and the upstairs has 1,214 sq.ft. The home has three primary bedrooms and a dormitory type room upstairs. There are 4 1/2 bathrooms. The home has vaulted ceilings and wooden beams, granite counter tops, high grade appliances, custom hardwood cabinets, dining, living room, office, laundry room, game room, and an enclosed porch with a complete HVAC system. The house also features a 576 sq.ft. porte-cochere on the southwest side. There are two stone fireplaces, one in the main room and the other in the enclosed porch area.







Historic Ranch House

On the southern portion of the ranch is an approximate 3,167 sq.ft. wood frame home that has 4 bedrooms, 3 1/2 baths, living room, dining room, coffee bar, and a kitchen with wood cabinets. Additional highlights include a walk-in pantry, a separate breakfast room, and interior finishes of beadboard and shiplap, complemented by wood plank flooring throughout. This historic home was originally built in 1892 and has been completely restored. In the backyard there is a covered outdoor patio with a metal roof and a fireplace. Adjacent to the house is a 2-bedroom, 1-bath rental home.







Ranching Improvements

The ranch has three main barns located on the property. The one on the northern side of the ranch is a special barndominium/entertainment area that not only works as a shop with equipment storage, but is also a place to entertain family and guests. The theme in this barn is an old western town that has an apartment with a full kitchen that is designed to entertain guests. This is a special spot for the family with many memories for family, friends and clients. This barn measures 3,500 sq.ft. with a 1,900 sq.ft. covered overhang for equipment storage.

North of this barn is the main set of corrals for the ranch. The corrals have a covered working area where the chutes are located. There are sorting pens, loading chutes and rural water in the corrals. In the center of the ranch there are two metal hay barns with one being approximately 5,000 sq.ft. and the other being around 2,700 sq.ft. There are excellent ranch roads with cattle guards, great fencing and the entire property is ready to use. This property was well thought out to maximize the family's cattle business and was built to be very functional.











Water Features

The Indian Hills Ranch is gently rolling with several ponds and a creek along the east boundary. Much of the ranch has an open appearance featuring a solid turf of productive grasses. Large trees are found along the creek and other drainage areas. Numerous ponds are scattered throughout the property.

The Indian Hills Ranch is considered to be well watered with 12 ponds, rural water provided by Mustang Valley Co-op and 4 water wells.

The average growing season is 243 days with an annual rainfall of 35 inches.







Wildlife • Hunting • Recreation

The ranch offers a variation of hunting with whitetail deer, turkey, dove, quail, and wild hogs. There are several ponds for fishing and excellent places to just set up a campsite for the kids with lots of places to ride ATVs. This ranch has something for everyone and is very productive. The Indian Hills Ranch is ready to operate and enjoy on day one.



Resources

The Seller will convey to Buyer at closing all oil, gas and mineral interest owned by Seller. All wind, solar and alternative energy interest will also be included at closing. There is no current production on the property.

Broker Remarks • Price

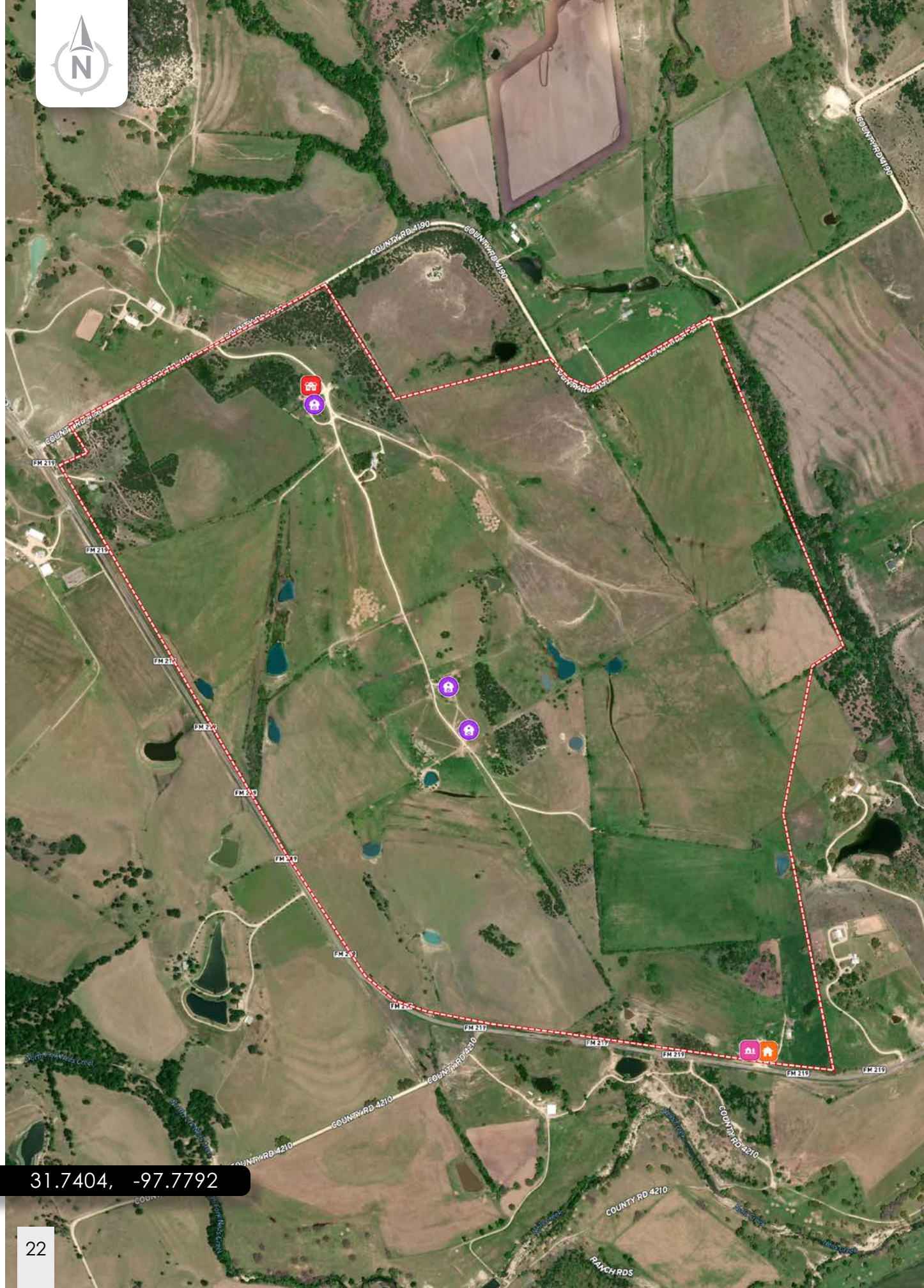
The Indian Hills Ranch is a rare offering, as properties of this size and quality seldom come on the market in Bosque County. This is a scenic and productive ranch, and pride of ownership is very evident. The property is reasonably priced at \$7,899,000 or \$11,821.31 per acre. Rarely does a ranch of this quality come on the market, so be sure to consider this one.

Please give Dane Mount a call 940-839-6247 or email him at dane@csmanson.com to schedule your private showing.

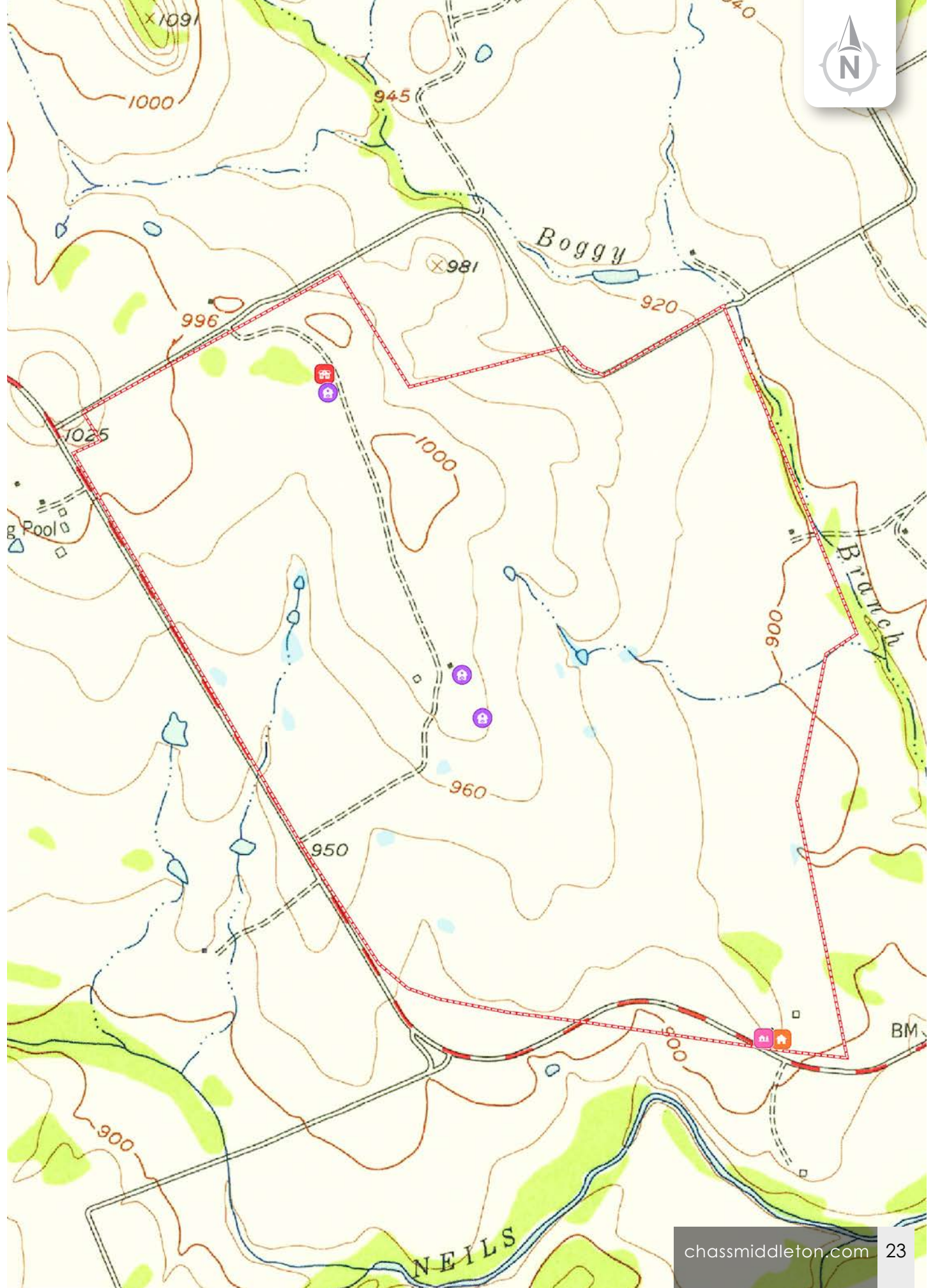




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Dane Mount

Associate Broker • TX, OK, NM

(940) 839.6247

dane@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

