



# Round Mountain Ranch

Hamilton County, TX | 577+/- AC



**BURGER·RAY**  
RANCH GROUP



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## Property Description

Nestled just minutes outside of Cranfills Gap, TX, amidst the breathtaking hill country of Bosque and Hamilton County sits the alluring Round Mountain Ranch. This beautiful area of Texas originally had a very strong Norwegian settler influence which helped contribute to the charm and delight of many of the surrounding towns and communities. The ranch features a 2 bedroom house, multiple outbuildings, excellent road frontage, a named mountain, and over 1 mile of frontage on both sides of Meridian Creek. It is extremely rare to own this much frontage on both sides of such a wonderful creek. The views on this property must be seen to be truly appreciated.

## Location

The ranch is located in eastern Hamilton County approximately ¼ of a mile from the Bosque / Hamilton County line, and just 2.3 miles from the pleasant town of Cranfills Gap (population 281 +/- and home of the famous Horny Toad Cafe).

## Road/Frontage Access

The property features over 6,500 +/- feet of frontage on County Road 225, and just over 5,000 feet of frontage on Farm to Market 219.

## Land

This ranch is located in the eoc-region of Texas known as the "Cross Timbers," however the specific area is commonly referred to as "the top of the hill country." A wonderful example of the rolling pastures and range land, thick cover, productive fields, and beautiful mountains creating the hill country feel indicative of the area. The hallmark of the ranch is Round Mountain, a named mountain on the USGS Topography maps, that has legitimate 360 degree views for miles in every direction and features between 800 and 900 feet of elevation change from the base of the mountain to the peak where the look out is located. This is without a doubt, one of the most spectacular views in the area, and arguably, the county. Enjoy sunsets with a glass of wine atop the mountain and take in a view that is nearly unmatched. Tree cover on the ranch primarily includes live oaks, red oaks, elms and cedar elms scattered throughout. Some juniper is located on the ranch, however a lot of clearing has been done in various locations to create viewing areas and allow native ground vegetation an opportunity to grow back. There are three different food plots located on the ranch, totaling approximately 36 +/- AC.

The ranch is divided up into 9 different pastures with a variety of native grasses making it ideal for rotating and grazing cattle. Soil types on the ranch include Cranfill gravelly clay loam, Lampasas gravelly clay, Venus loam, Brackett-Pidcock complex, Topsey clay loam, and Nuff silty clay loam. Large neighbors surround the ranch in two directions, the farm to market road goes the length of the eastern boundary, and one county road goes the length of the southern boundary.

## Water

Enjoy frontage on both sides of Meridian Creek, for approximately 1.2 +/- miles, that nearly runs west to east across majority of the property. This creek is one of the most prized water sources in the area and it is extremely rare to have this much frontage of both sides of the creek all on one property. Known for its beautiful rocky bottoms and the abundance of water that it holds. This is a spectacular portion of the creek has several areas where water pools and holds year round, including a 1,000 ft stretch of the creek that ranges from 2 to 4 feet in depth. There are two locations to cross the creek in a vehicle, one is a natural rock bottom crossing, and the other is an impressive concrete low water crossing that the owner built to act as a method of transportation across the creek and also back up water. In addition to the creek, there are 4 nice stock tanks varying in size, and a recently completed 3.5 +/- AC lake that the owner constructed. There is a great deal of runoff capability leading to the lake that has the potential to capture incredible water as it is heading toward the creek.

## Terrain/Topography

The topography on this ranch is unbelievably unique. It is truly extraordinary to have the entirety of a named mountain located on a specific ranch. The highest point of elevation is the top of Round Mountain, which is approximately 1,190 +/- feet above sea level. The lowest point of elevation is approximately 800 +/- feet above sea level along the banks of Meridian Creek. The views from Round Mountain looking out to both Hamilton and Bosque counties are nearly unmatched.

## Improvements

Round Mountain Ranch is a turn key property and ready for someone to move in and get started with a ranching lifestyle. The residence is a 1,000 +/- SF, 2 bedroom, 1 bathroom house, with a mud room, full kitchen, living areas, a recently landscaped exterior, and is serviced by a 2nd Trinity water well and co-op electric. In addition to the home, there is a barn (approximately 2,400 SF), two smaller sheds a well house, and a set of working pens for livestock. The barn and sheds have concrete floors that are ideal for storage of equipment and vehicles. The property is fenced and cross fenced with 9 different pastures. Excellent roads and trails exist throughout the ranch.

## Recreation/Hunting

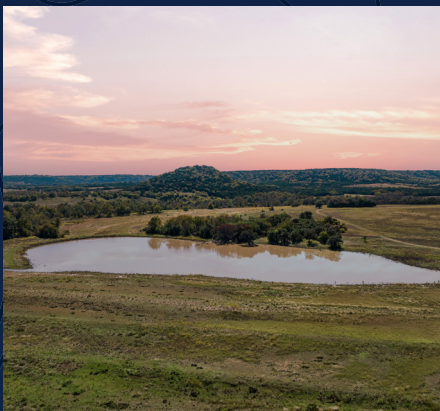
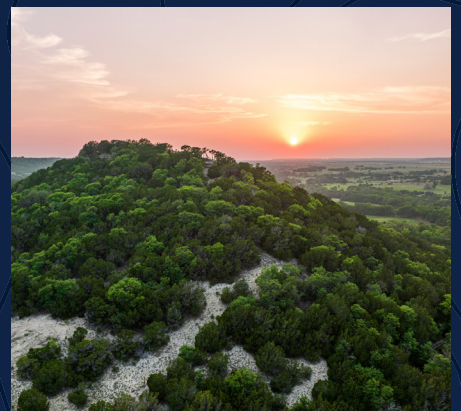
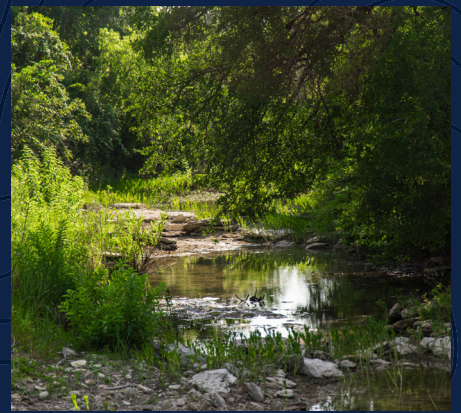
The ranch is well suited for recreation and hunting. An abundance of trails exist throughout making it an wonderful property for riding horses and driving ATVs. The diversity of the habitat throughout the property provides excellent cover for whitetail deer, turkey, and other native wildlife. Excellent fishing can be found in Meridian Creek or on the lake. There are approximately 36 +/- AC of food plots in three separate pastures which are well planted for attracting deer, dove, and other wildlife. The ranch currently has four deer stands and four corn feeders and one protein feederset up, however they are not apart of the transaction, but can be purchased separately.

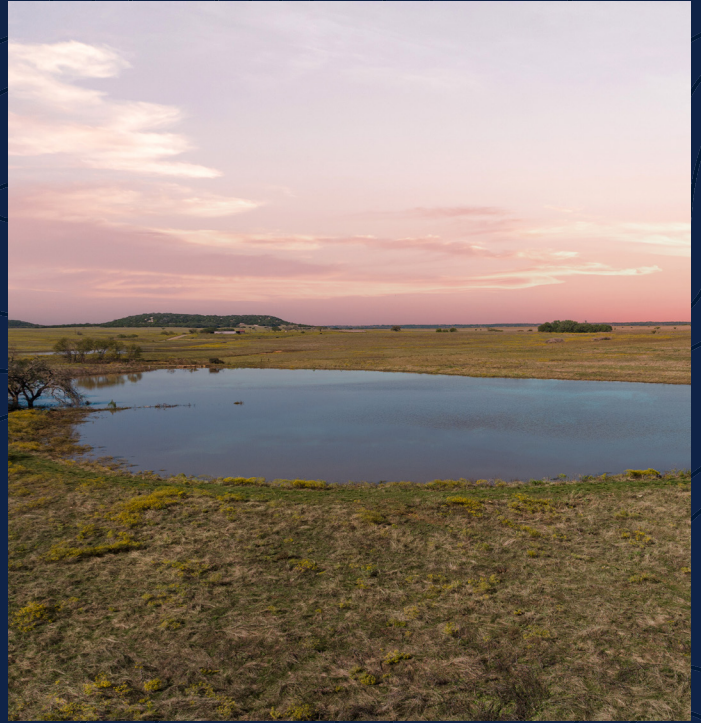
## Minerals

Seller is willing to convey 50% of owned minerals with an acceptable contract.









# Our Team

## Grass-Roots Presence, With a Global Reach

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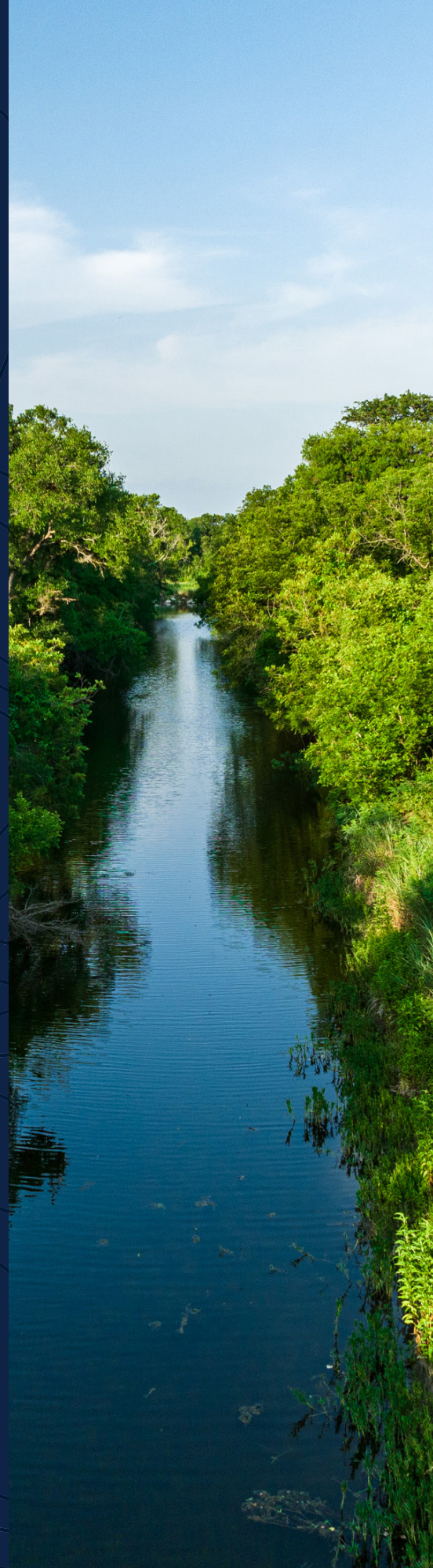
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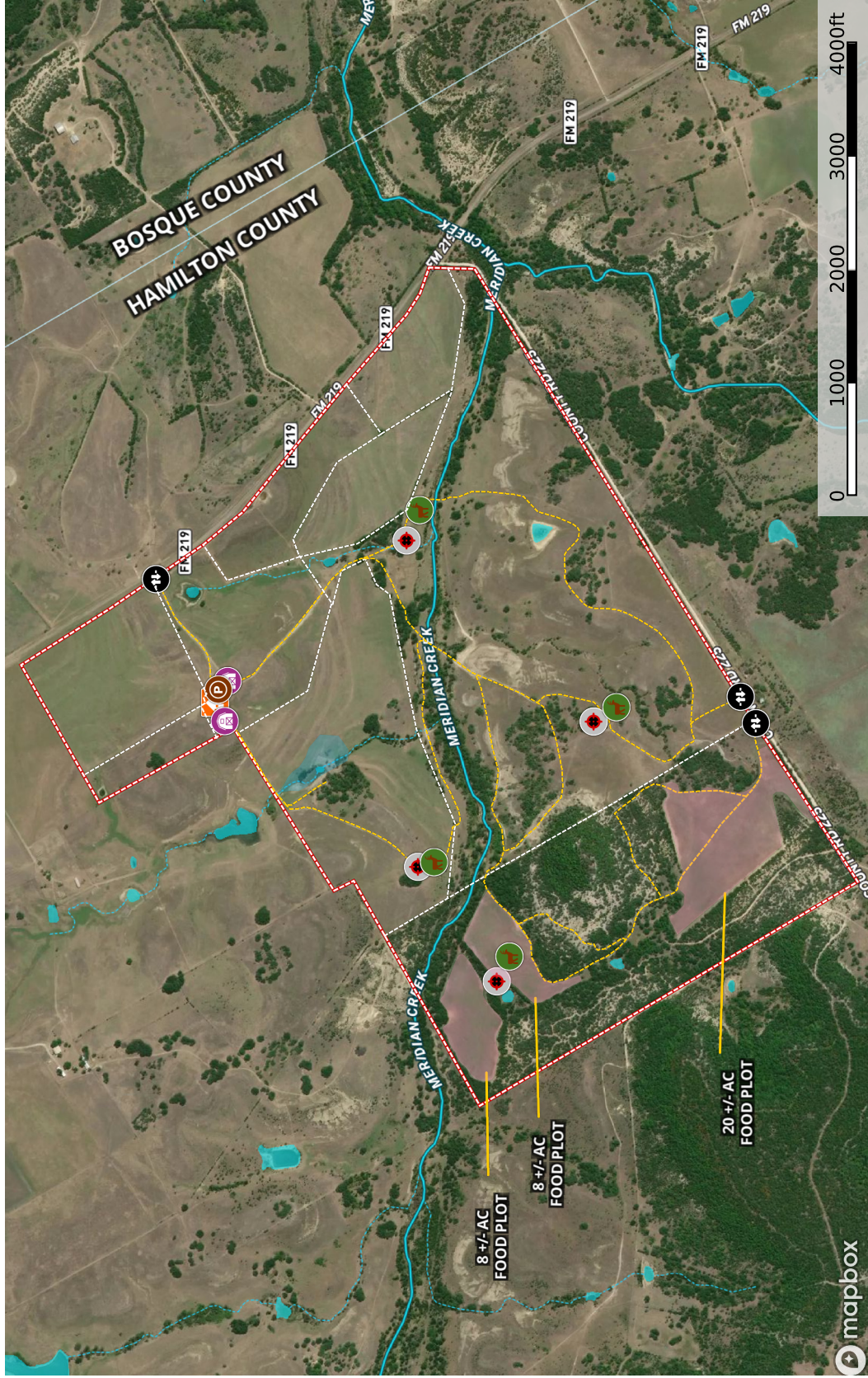
 3131 Turtle Creek Blvd, 4th Floor  
Dallas, TX 75219





# Aerial Map

**Round Mountain Ranch**  
Hamilton County, Texas, AC +/-

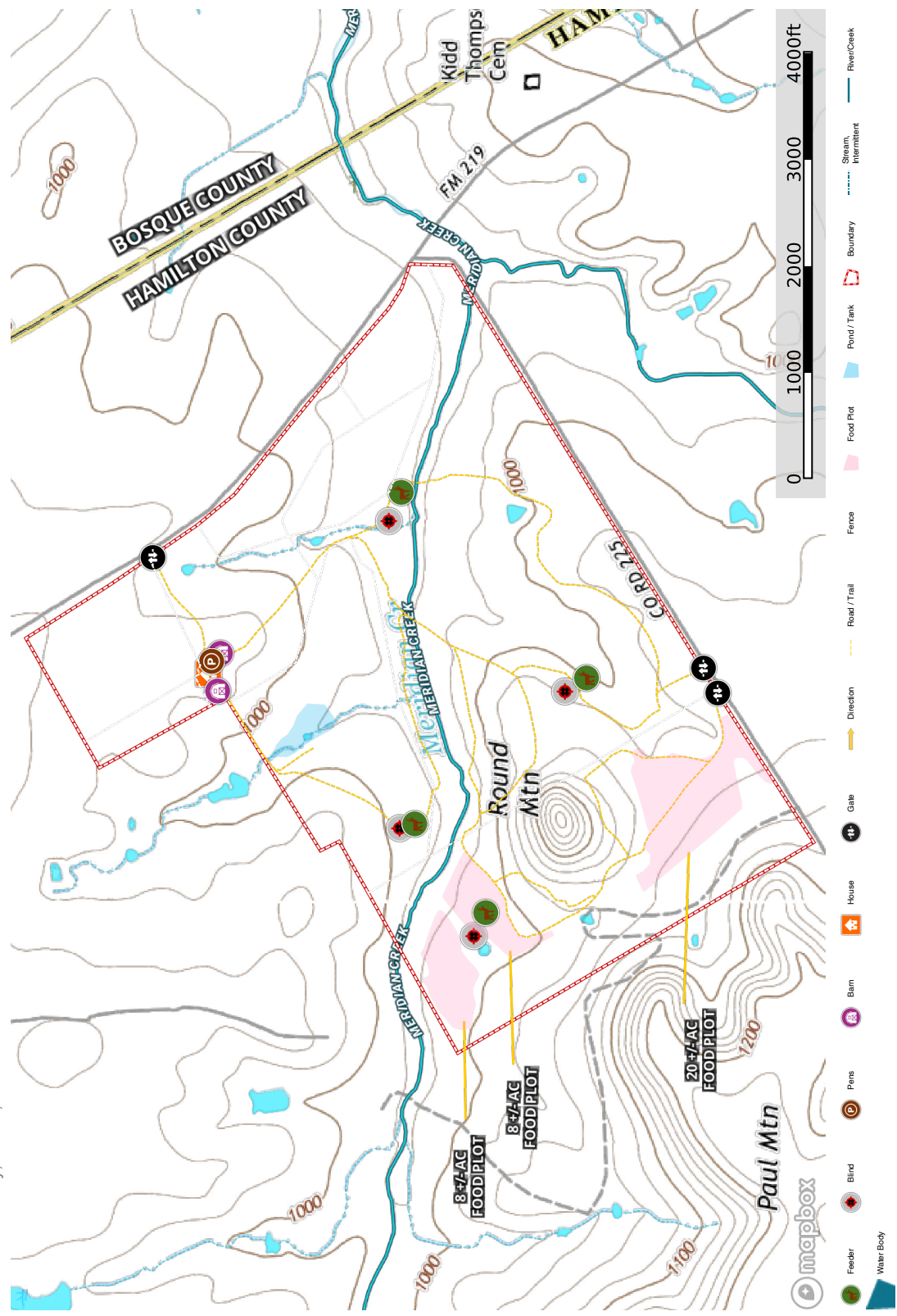


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# Topographic Map

**Round Mountain Ranch**  
Hamilton County, Texas, AC +/-



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