



Hill Country Pros

presents

The Harvey 5 Ranch



410 CR 174 • Gatesville, TX

UC RANCH
PROPERTIES

A Division of United Country Real Estate



REALTREE
UNITED COUNTRY
HUNTING PROPERTIES

| Property Evaluation

This acreage in Central Texas consists of 214+ /- acres in Coryell County.

This tract is extremely dynamic with 1,600 ft of Leon River frontage, 2 ponds, a seasonal creek, caves, cliffs, and spectacular views. This property is secluded and located outside the city limits of Gatesville. The gently rolling terrain gives way to beautiful views, there are plenty of hardwood trees, and a variety of wildlife to include deer, turkey, dove, and ducks. This property is solar powered and has great interior roads.

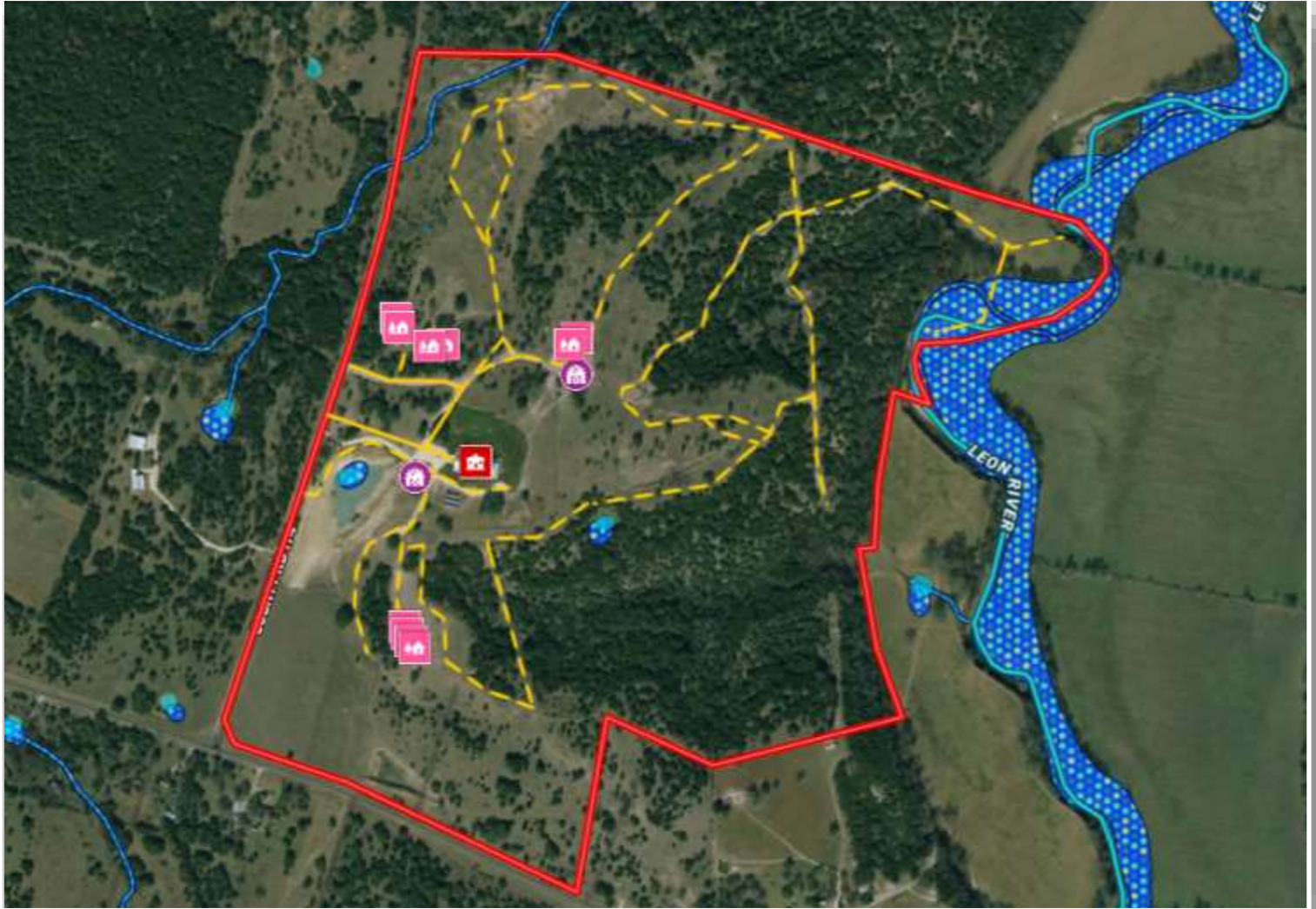
Improvements on this property include 'The Lodge' with 10,000+ SF of entertaining space, 10 guest cabins, a large shop with RV hookups and covered equipment parking, along with cattle working pens.

Located just outside of Gatesville, this central location between Dallas and Austin is just down the road from Waco, home of the Baylor Bears. Gatesville is known as the gateway to the Texas Hill Country. Ranches like this one with beautiful amenities, Leon River frontage, and endless possibilities are a rare find. Anyone looking for a recreational property, real estate investment, venue opportunity, or corporate retreat would be interested.

The loans on this property are assumable.



| Aerial Map



214 + /- Acres



Scan to View
Interactive Map



Boundary lines are an approximation and are not final.

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The Lodge





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| Ranch Amenities

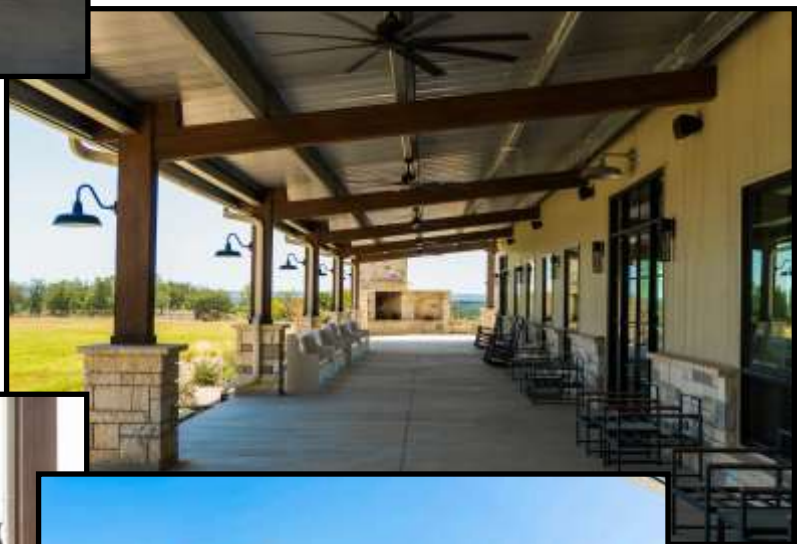


- 10,000+ SF of Interior Space
- Located on 214+/- Picturesque Acres
- Panoramic, Breathtaking Views
- 2500 SF Event Area with Retractable Side Doors and Glass Front Entry
- Additional 4500+ SF of Interior Entertainment Space
- 8200 SF of Covered Porches
- Additional Pergola-Covered Patio
- 2 Handicap Accessible Guests Rooms Available in Main Lodge
- Upstairs Retreat with Small Kitchen and Living Area, Two Full Baths
- Indoor and Outdoor Bar Areas
- Large Outdoor Fireplace
- Multiple Entertaining Sites (Inside and Outside)
- 10 Cabins (480 SF Each) on Site
- Solar Panels supply all electrical sources.

Outdoor Kitchen with Pizza Oven,
Gas Grill, Two Sinks, and Fridge



8,200 SF of covered porches for
entertaining



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Entertain
200+ Guests





The View



Bar



Kitchen



Entertainment & Bar Area

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Kitchen Amenities:

Equipped with Wolf Commercial Appliances to include: Gas Stove, 2 sets of Double Ovens, Warmer Drawer, & Built in Coffee Maker. Along with a Commercial Fridge/Freezer, 2 Dishwashers, and Wine Fridge



Upstairs Retreat



Guest Bedroom Suite



Guest Bedroom Suite



Office or Guest Suite

Additionally there is a **Owner's Suite, Butlers Pantry** with Laundry, Large Laundry Room with sink and storage, and downstairs half bathroom.

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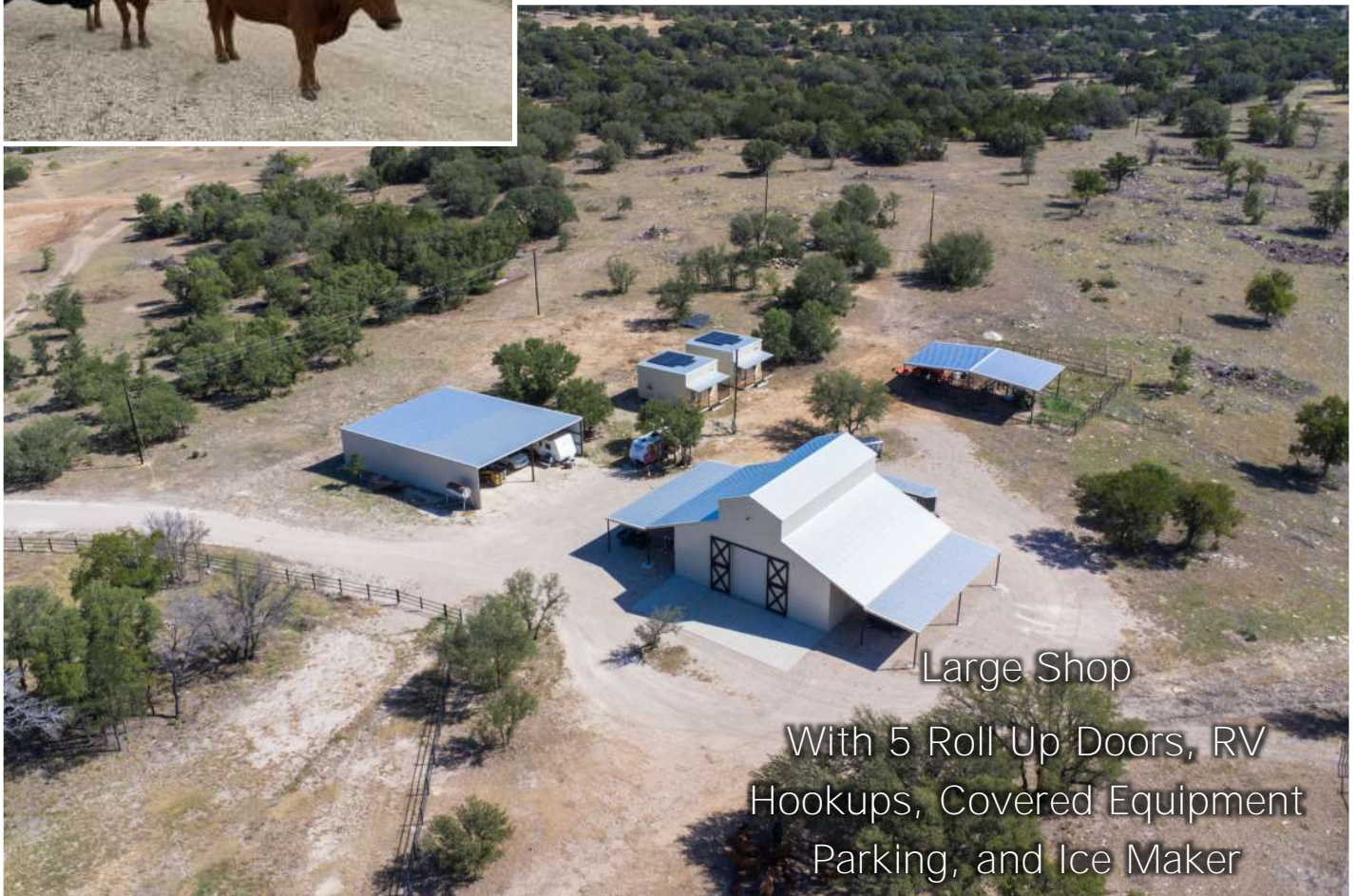


10 Guest Cabins

1 & 2 Bedroom Layouts with
Full Bathrooms and Kitchenette
480 SF Each



Working Pens



Large Shop

With 5 Roll Up Doors, RV
Hookups, Covered Equipment
Parking, and Ice Maker

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Caves and Cliffs





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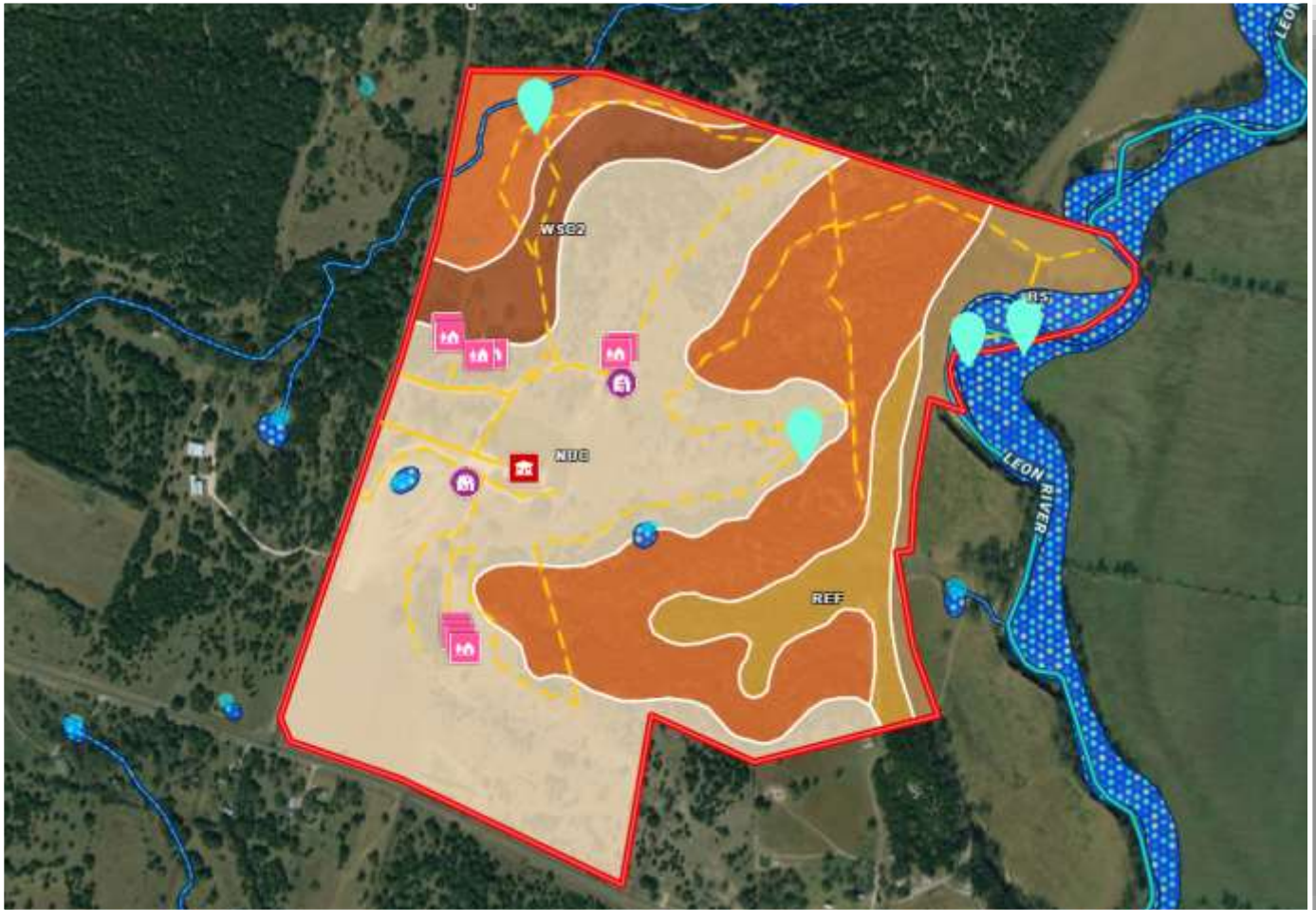
Solar Panels supply all electrical sources.



Guest Cabins are Solar Powered



| Soil Report



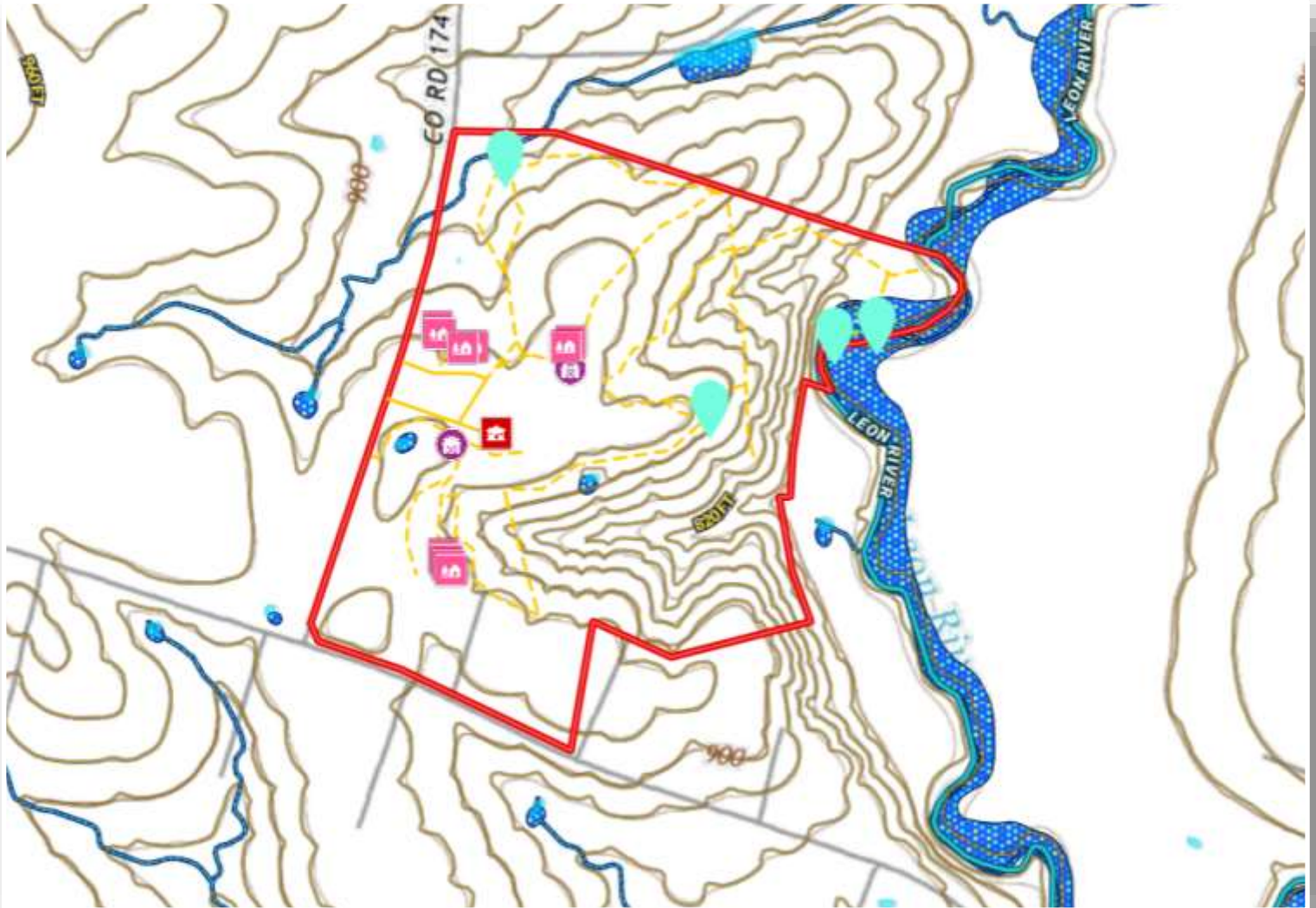
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NuC	Nuff very stony silty clay loam, 2 to 6 percent slopes	106.9 1	49.42	0	28	6s
DrC	Doss-Real complex, 1 to 8 percent slopes	67.14	31.04	0	23	6e
Bs	Bosque clay loam, 0 to 1 percent slopes, occasionally flooded	15.6	7.21	0	59	2w
WsC2	Wise clay loam, 3 to 5 percent slopes, moderately eroded	13.6	6.29	0	28	3e
ReF	Real-Rock outcrop complex, 12 to 40 percent slopes	13.06	6.04	0	9	7s
TOTALS		216.3 1(*)	100%	-	27.54	5.58

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary lines are an approximation and are not final.

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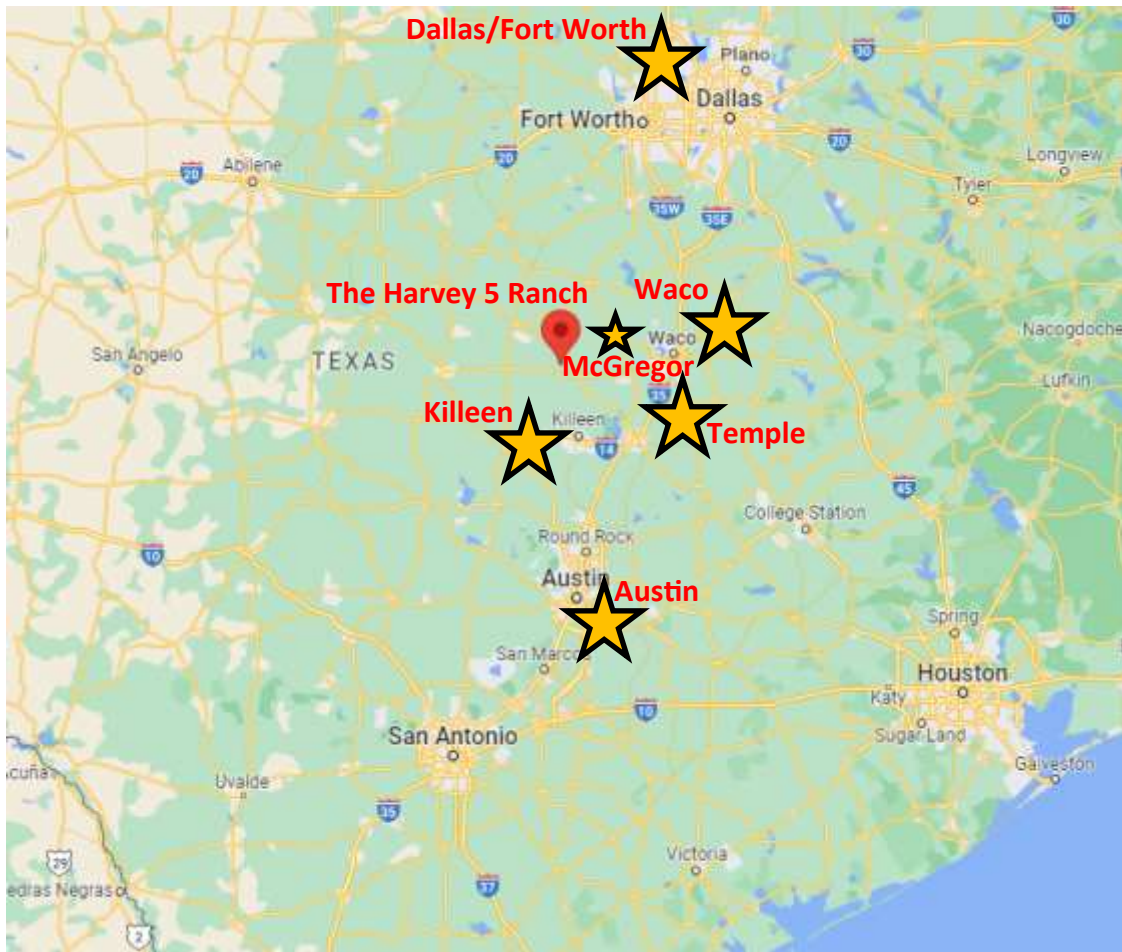
| Topography Map



214 + /- Acres

Boundary lines are an approximation and are not final.

| Location Map



410 CR 174|Gatesville, TX 76528

GPS Coordinates can be typed into Google Earth or Google Maps for

Property Location: 31.4832, -97.8338

Harvey Ranch is just 45 miles from Waco, Temple, and Killeen TX and
150 miles from the DFW area, 100 miles from Austin, and
200 miles from Houston.

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| About Gatesville, TX

This ranch is less than 45 minutes to Belton, Temple, & Waco. Convenient to Mother Neff State Park with easy access to Baylor College, the Magnolia Market at the Silos, Cameron Park and a quick commute to SpaceX.

Gatesville, Texas is located in Coryell County, in central Texas about 210 miles inland from the Gulf of Mexico, is bordered by Hamilton, Bosque, McLennan, Bell, and Lampasas counties. Gatesville, the county seat, is on US Highway 84 and State Highway 36, about eighty miles north of Austin and 110 miles southwest of Dallas. It is in the Grand Prairie region, with elevations ranging from 600 to 1,493 feet above sea level. Its two principal streams are the Leon River, which drains the northern and eastern parts of the county, and Cowhouse Creek, which drains the western and southern areas. Soils vary widely in the county, but most are alkaline with limestone underneath, indigenous trees include red cedar, live oak, Spanish oak, burr oak, shin oak, cedar elm, hackberry, pecan, redbud, Mexican plum, **buckeye, ash, and Eve's necklace; native grasses include bluestems, gramas, and buffalo grass.** Approximately 25 percent of the country is considered prime farmland. The fauna includes deer, armadillos, skunks, coyotes, bobcats, opossums, ring-tailed cats, badgers, foxes, raccoons, and squirrels, as well as assorted birds, fish, and reptiles. The climate is temperate: the average minimum temperature is 33° F in January, and the average maximum is 97° F in July. The growing season averages 244 days annually, and the rainfall average about thirty-two inches.

Gatesville has a rural airport located just 3 miles West of the Gatesville city limits and has services provided by Centex Aviation. Gatesville Municipal Airport (GOP) is a general aviation airport consisting of a 3,400 foot runway with Visual Flight Rules approach and Automated Weather Observation System that is accessible by telephone or aircraft radio.

Other nearby airports include the Waco Regional Airport (ACT) and Killeen-Fort Hood Regional Airport (GRK).

Amtrack also provides passenger train service to nearby McGregor.



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