

Hartness Ranch
324 east highway 6
Iredell, TX 76649

\$2,119,000
97± Acres
Bosque County



Hartness Ranch
Iredell, TX / Bosque County

SUMMARY

Address

324 east highway 6

City, State Zip

Iredell, TX 76649

County

Bosque County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

31.985149 / -97.871974

Acreage

97

Price

\$2,119,000

Property Website

<https://ttranchgroup.com/property/hartness-ranch/bosque/texas/66496/>



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PROPERTY DESCRIPTION

Hartness Ranch is a 97 ± acre property in Bosque County with approximately 1,178 feet of HWY 6 frontage just on the outskirts of town. The ranch offers excellent access, visibility, and a highly usable layout suitable for agricultural, commercial, or residential use.

Location:

Located in Iredell, Texas, the property sits approximately 77 miles southwest of Fort Worth, 63 miles northwest of Waco, 29 miles southeast of Stephenville, and 23 miles southwest of Glen Rose, placing it within easy reach of several major markets while maintaining a rural setting.

Improvements:

The property features an approximately 4,400 ± sqft custom metal building constructed in 2020, including roughly 1,600 ± sqft of refrigeration space. The building is well-positioned and offers flexibility for a variety of commercial, agricultural, storage, or potential residential uses. Additional improvements include cattle pens and well-maintained fencing and cross-fencing throughout the ranch.

Land / Vegetation:

The ranch is divided into four pastures with productive coastal fields well-suited for grazing or hay production. Mature pecan trees are scattered throughout the property, adding both aesthetic appeal and shade.

Water:

A wet-weather creek runs through the center of the property, providing natural drainage and seasonal water. A lined pond supports livestock and wildlife, and a water well is in place with the capability for irrigation. The property also has access to city water.

Topography / Soils:

The land features approximately 20 feet of elevation change, offering gentle contours and potential building sites. Soils consist primarily of sandy loam, ideal for forage production and overall land usability.

Highlights:

- Fenced and cross-fenced
- Approximately 1,178' of HWY 6 frontage
- Ag exempt
- Water well
- Access to city water
- Cattle pens
- No restrictions

Minerals:

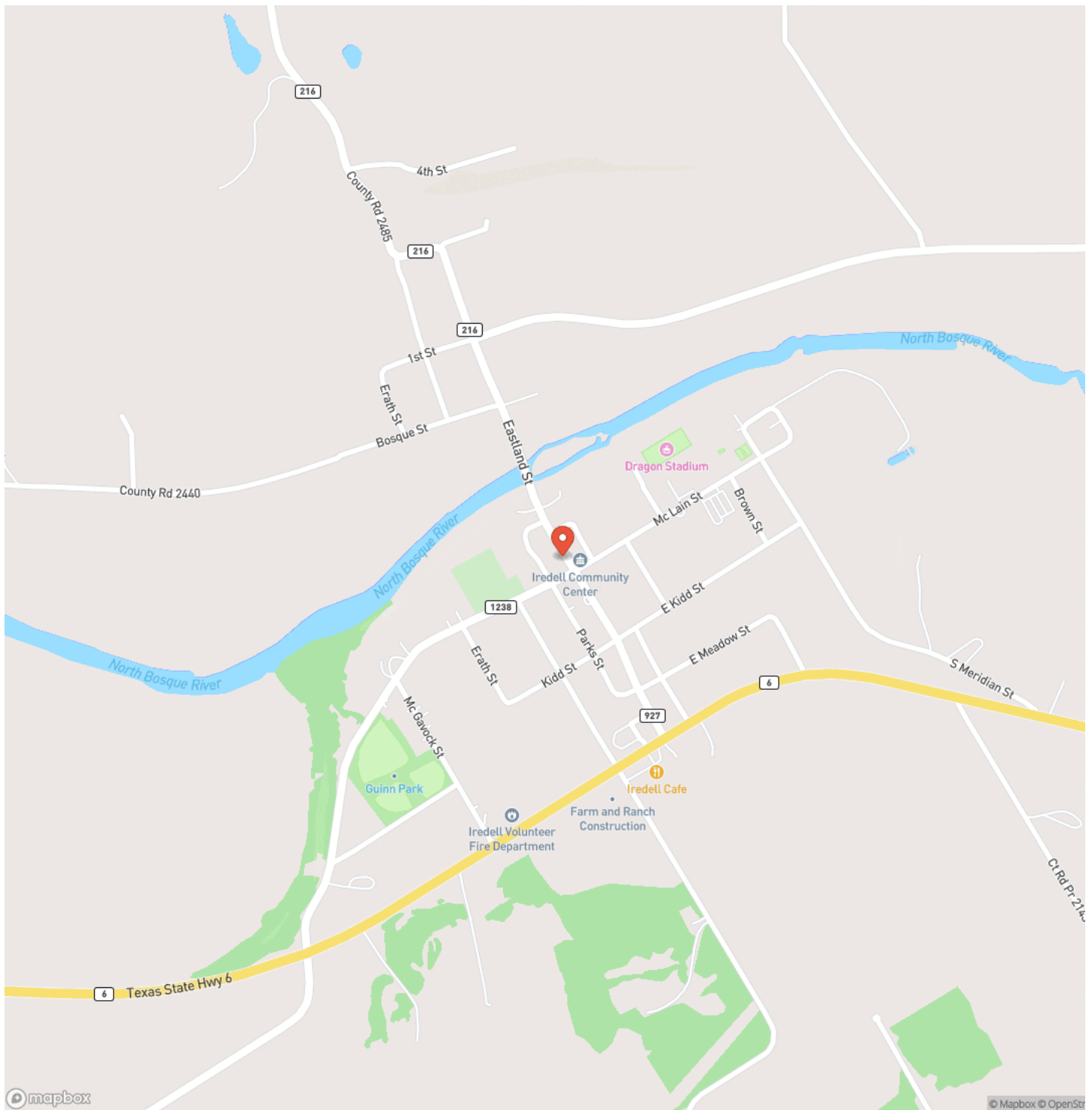
Contact broker for details.



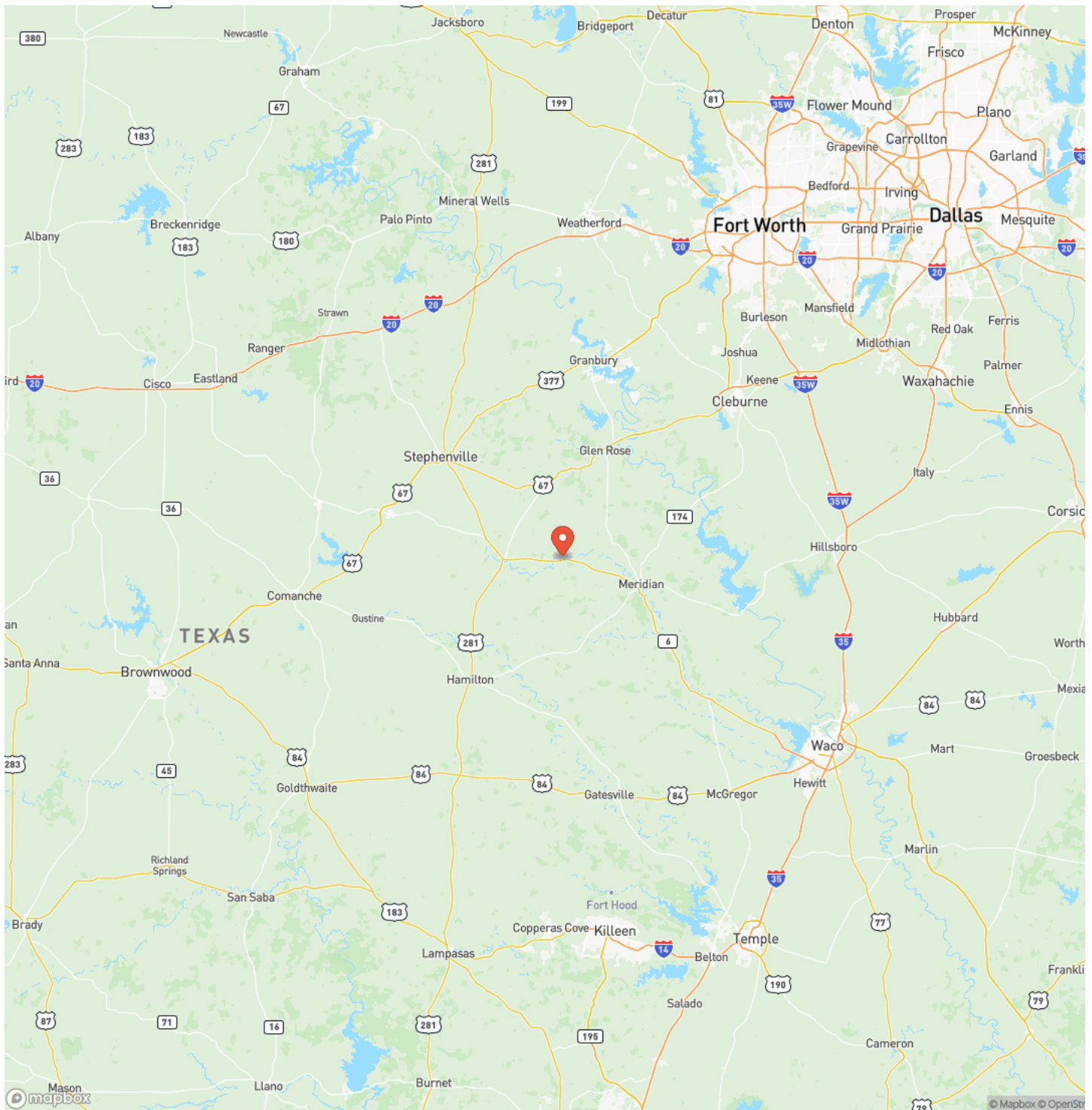
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Locator Map



Locator Map



Satellite Map



Hartness Ranch
Iredell, TX / Bosque County

LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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City / State / Zip

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NOTES



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