

PECAN BLUFF ON THE BRAZOS

20.35± ACRES
HILL COUNTY, TEXAS
\$3,200,000




HORTENSTINE
RANCH COMPANY

(214) 361-9191
www.hrcranch.com

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SUMMARY: This unique river property has been meticulously cared for and designed to accentuate the property's features. A showcase of "live water", the land is framed by the clear waters of the Brazos River to the south and spring-fed Iron Creek to the east. The playland is poised for family fun, events and large gatherings. Perched on adjacent corners of the bluff are two exquisite homes with all the modern amenities yet nostalgic enough to capture the ranch and riverfront lifestyle. Shaded by old growth pecan trees and located between the two houses is a fully fenced and

professionally constructed pickleball court. Within walking distance is an conference center/entertainment venue awaiting your large groups, corporate or wedding events, family fun, laughter, and maybe even some off pitch late night singing on the karaoke sound system. Closer to the river's edge, and a short walk down the cascading walkway is an air-conditioned Teepee! A firepit adorns the center of the teepee for those cooler nights under the central Texas stars. This legacy asset is set to entertain parties of all sizes with something for everyone.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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LOCATION: Situated in southwestern Hill County along the banks of the Brazos River, Pecan Bluff is located approximately 8 miles south of Whitney, Texas, and 26 miles north of China Spring, Texas. The property's proximity to Waco (45 minutes), Dallas (1 hour 15 minutes) and Fort Worth (1 hour 15 minutes), as well as area attractions such as scenic Lake Whitney (5.5 miles), Magnolia Market and Silos (38 miles) and Baylor's McLane Stadium (38 miles), make for an extremely desirable location. Entry into Pecan Bluff is provided by a custom-built automatic gate located on Private Road 213. Physical Addresses: 100 & 114 Private Road 213, Whitney, Texas, 76692

BRAZOS RIVER & IRON CREEK: What a collection of live water! Properties with live water are becoming increasingly harder to find, and not only does Pecan Bluff offer 736' of highly sought after Brazos River frontage, but also a quarter mile of frontage along scenic Iron Creek, a spring-fed tributary of the Brazos River. These flowing streams offer outstanding recreational opportunities for fishing, swimming, kayaking/canoeing, or simply sitting in the shade of one of the many large pecan trees and listening to the water as it ripples by.

STRUCTURAL IMPROVEMENTS:

The River House, completely renovated in 2015, is a beautifully crafted and decorated 2,580 square foot home with 3 bedrooms and 3 bathrooms, perched on a bluff overlooking the river and river bottom area. No expense was spared on the interior finishes or décor, with a warm and inviting feel. Perfect for entertaining both indoors and out, a large multi-level deck on the back of the river house offers numerous unique sitting areas and gathering spots to take in the sights and sounds of the river. Light the pit and warm up the hot tub for those cool, starlit nights, or better yet, step inside a large custom canvas teepee where both young and old can find their inner child by gathering inside and sharing stories from the past.

The Creek House, as you might have guessed, was constructed in 2015 on a bluff that overlooks Iron Creek. This 2,649 square foot, 3 bed and 2.5 bath home offers elegant finishes and spacious comfort for those who lodge here. Once again, no expense has been spared, nor detail overlooked in creating this sanctuary in the country. Outside, you'll find a large swimming pool, a rock-lined hot tub, an outdoor kitchen, and plenty of patio space for entertaining family and friends at your private retreat.



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VACATION RENTAL INCOME POTENTIAL: Both the River House and Creek House have generated significant income as vacation rentals. Their prime location, luxurious amenities, and unique charm make them highly sought-after by vacationers seeking an unforgettable experience along the Brazos River. This established income stream provides a compelling financial benefit, enhancing the property's appeal as both a lifestyle asset and an investment opportunity. Should the new owner wish to explore the rental income potential further, additional details can be made available upon request.

CONFERENCE CENTER - ENTERTAINMENT VENUE: For large events or family gatherings, Pecan Bluff on the Brazos offers first-class accommodation and a 5,000 square foot saloon themed conference center/entertainment venue. Constructed in 2015, the venue comes complete with a full saloon-style bar, shuffleboard, pinball machines, ping pong tables, and men's and women's restrooms. It is ideal for dining, hosting corporate meetings and events, family gatherings, weddings, parties, or other special occasions. This facility is fully equipped with a complete commercial kitchen, laundry room, large dining area, dance floor, professional sound system, and a small stage for private concerts or presentations.

ADDITIONAL AMENITIES: Located just steps away and between the River and Creek Houses, you will find a new pickleball court in place and ready for action. A nice-sized pavilion overlooks the river bottom just south of the River House, where you can share the outdoors with guests, dine, host catered meals, or just enjoy your morning cup of coffee.

EQUIPMENT BARN: Located near the property entrance, a 400 sq. ft. barn is in place for storing tractors, mowers, tools, etc.



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TERRAIN: As you might expect, in this picturesque river bottom setting, the fertile soils offer a well-maintained 6+/- acre hay meadow where annual cuttings of coastal Bermuda hay are produced. As the land gently slopes from north to south, a scenic bluff has been shaped over time by the water features and their convergence at the southeast corner of the property. The pecan tree laden bottom that fronts the Brazos is maintained in parklike condition providing walkable access to the river and creek, a great spot for a morning walk or run, and excellent opportunities to view a variety of native wildlife species that call this area home.

WILDLIFE: Pecan Bluff on the Brazos is a haven for wildlife, where whitetail deer, Rio Grande turkey, hogs, and a variety of small game animals and songbirds are regularly seen and/or heard. Traditional fishing and fly fishing can be excellent on the Brazos River.

FENCES AND ROADS: Fencing along Private Road 213 and the west property boundary appears to be in good condition. The portions of the property that front on the Brazos River and Iron Creek are not fenced. A unique tree lined drive provides entry to the Pecan Bluff along an all-weather gravel road that leads in and to the property improvements. There are some UTV and walking trails that offer easy access down to and along the river and creek.

UTILITIES: HILCO Electric Cooperative provides electric utility service to the property. Domestic use water is provided to the houses and convention center/entertainment venue by private water well.

MINERALS: Surface only. The Seller does not own any O&G minerals associated with the property.



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EASEMENTS: To our knowledge, the property is unencumbered by pipeline easements and large electric transmission line easements. Private Road 213, which runs along the north boundary of the property, is believed to be part of a 30' ingress/egress easement that provides the owner access to Pecan Bluff as well as neighboring property owners access to their properties to the west. This easement is fenced out of the property similar to a county road, and does not provide interior access to others.

SCHOOL DISTRICT: Whitney ISD

PROPERTY TAXES: The property has a partial ag-exemption in place through a 6+/- acre hay field that is cut and baled annually. Property taxes for 2024 were approximately \$35,000.

BUYERS & BROKERS: Buyer's Agent/Broker must be identified upon first contact with Listing Agent/Broker and Buyer's Agent/Broker must be present on initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

PRICE: \$3,200,000

CONTACT:

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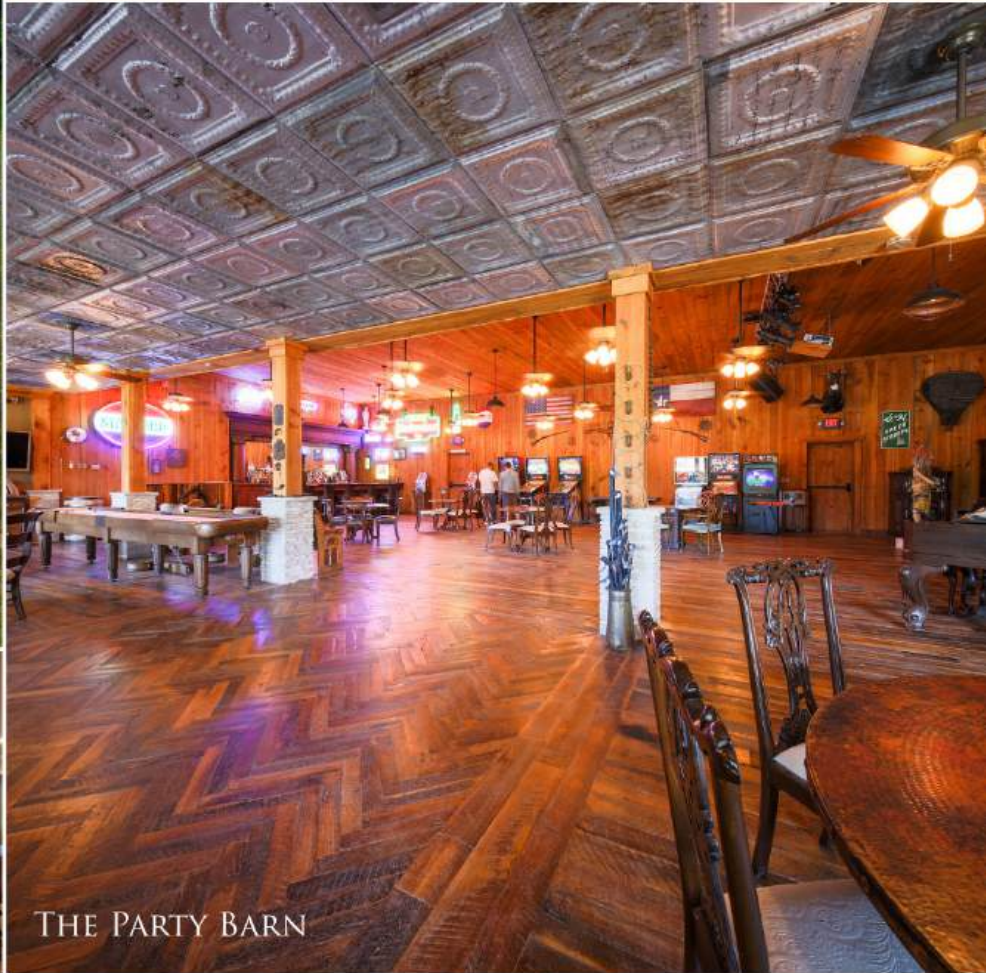
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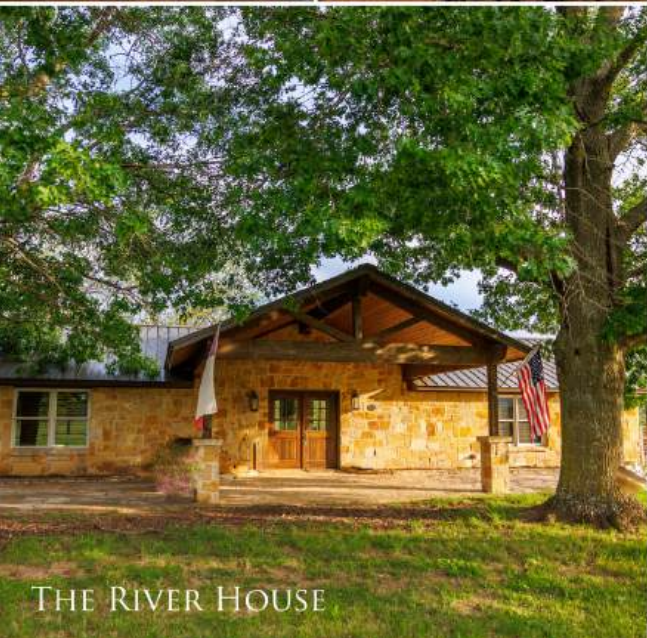


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THE PARTY BARN



THE RIVER HOUSE



THE CREEK HOUSE







**SUBJECT
PROPERTY**

BOSQUE

HILL

LIMESTO

MCLENNAN

FALLS

CORYELL



Brazos River

Barn

Creek House

Convention Cntr
Event Venue

River House

Iron Creek

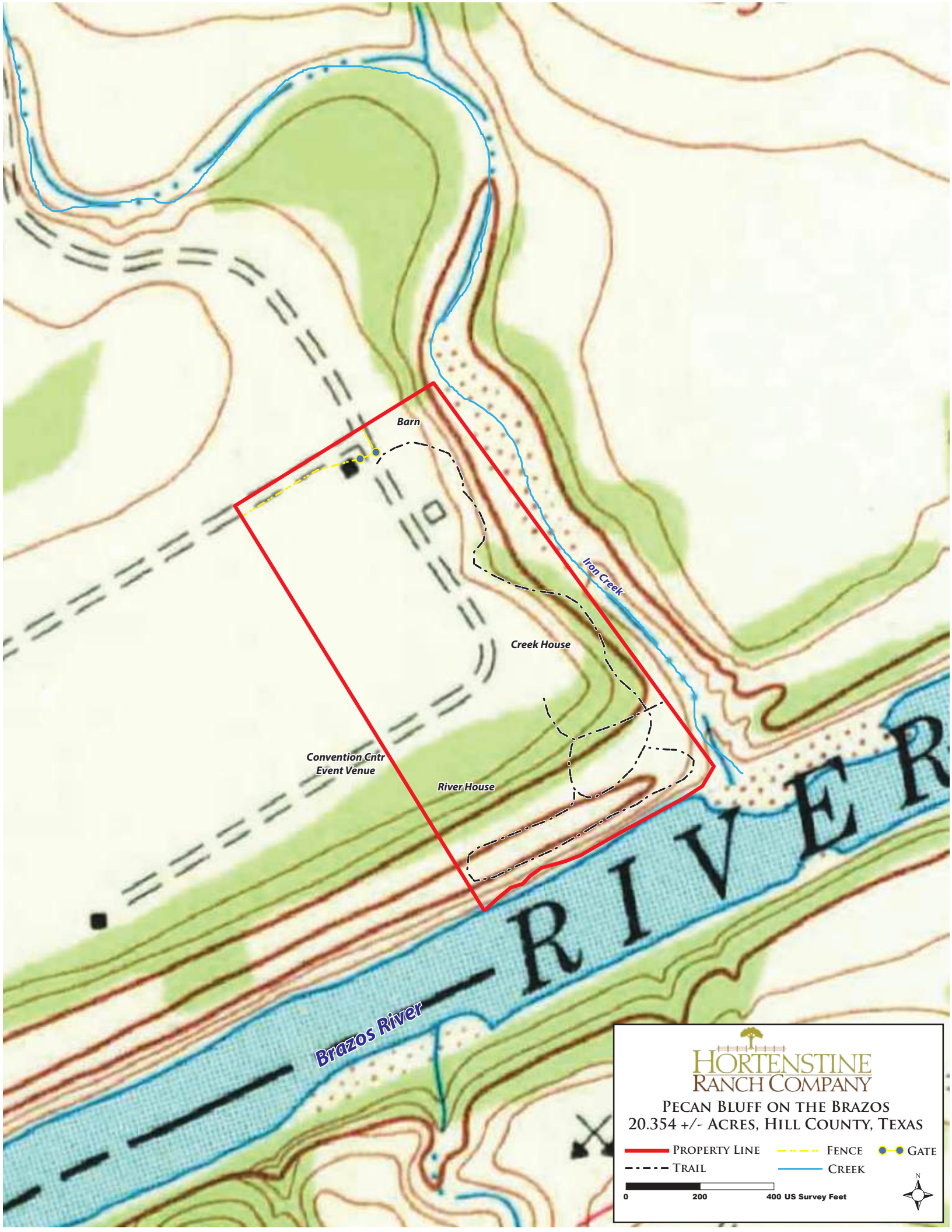

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— PROPERTY LINE - - - - FENCE ● GATE
- - - - TRAIL — CREEK

0 200 400 US Survey Feet





Barn

Creek House


Convention Cntr
Event Venue






River House

Iron Creek


Brazos River

RIVER


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 TRAIL	 CREEK	

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