

# Crooked Creek Ranch

30± acres | \$595,000 | Granbury, Texas | Hood County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

chasmiddleton.com • (806) 763.5331

# Crooked Creek Ranch

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## Property Description

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The Crooked Creek Ranch is located in Hood County, a short distance from the city limits of Granbury, Texas. The property consists of 30 beautiful, treed acres with frontage on the Temple Hall Highway (F.M. 167). There are two gated entrances to the ranch, one on each end.

The topography on the ranch has a higher hill on the back of the property sloping to the front of the ranch. Large oak trees are found throughout the ranch with a large coastal / native grass field on the front of the ranch. An all-weather creek runs completely through the property, Rucker Creek. The creek flows to the front of the property with numerous nice holes of water can be found even in the dry season. The final destination of the creek is in the Brazos River.

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## Location

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The Crooked Creek Ranch is very well located, being just north of Granbury, Texas, a few miles off Highway 377. Glen Rose, Texas is only 17 miles to the south with Fort Worth a short 50 miles to the northeast on Highway 377. Lake Granbury is minutes away providing water sports along with great shopping and restaurants.

## Improvements

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There are no improvements, but the ranch is high fenced on three sides. There are several high points where a person could build their dream home overlooking the creek.

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## Water Features

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The ranch is considered well watered. The seasonal creek that flows through the property holds water year-round and normally has some water flow. There are water wells scattered in all directions around the ranch with city water nearby.

## Price

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\$595,000

## Remarks

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The Crooked Creek Ranch is one of the prettiest places in Hood County. It has views, oak trees, running water, and a fabulous location. If you are looking for a place to build your dream home in a quiet beautiful setting, you need to come take a look.

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For more information, please give Layne Walker a call at (214) 244.6484.









32.4958, -97.7284

850



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