



FOR SALE



**363 COUNTY ROAD 4403
GRANDVIEW, TX 76050**

CONTACT

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(432) 688-8200



HIGHLIGHTS



- THE RANCH BOAST GREAT VIEWS FROM THE BIG HILL OVERLOOKING THE SMALL LAKE
- THE RANCH OFFERS GREAT SEASONAL HUNTING
- THIS IS YOUR OPPORTUNITY TO OWN A 200 +/- ACRE RANCH PROPERTY
- INVESTMENT OPPORTUNITY





The Big Hill Ranch 200 Acres Mas y Menos, 34 Miles South of Ft Worth, This Ranch Boast Great Views From The Big Hill, Overlooking: a Small Lake, The Main Beaumont Ranch & Wedding Venue, Island Creek, The Town of Grandview, Wildlife Preserve Thickets that should make for Great Seasonal hunting. This place had more than enough Electricity (Single Phase) on the property to help subdivide if that is what you are looking to do, I will mention the SE/4 of the property maybe 60 acres along the lake & Island Creek are in Floodzone A - 100 year floodplain, located in Itasca ISD Home of The Wampus Cats <https://www.itascaisd.org/>. Property is secured by 5 & 6 Strained Barbwire, The Northside will need to be fenced. Tough Mudder type, Spartan, Challenge Course Races have been previously held on this property, so build out sets are still on the property.



Directions:

From I-35 take Exit 12 & Go East .3 miles on 67, Go .5 a mile on CR 4407 Bob left then right, Road will go to the right that is CR 4403 go down it looks like the road stops maintenance keep going .25 of a mile to Gate.

PHOTOS

The Real Estate Ranch



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Presented By

Thomas Johnston

THE REAL ESTATE RANCH

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