

BE BACK RANCH

4230 CR 225 , Cranfills Gap, TX 76637

**4 bed | 3 full baths | 1 half baths
3,100 Sq. Ft. Custom Home with Guest House**

This unique 103-Acre property is just north of Cranfills Gap. This small working ranch has both cleared pastures for grazing and plenty of cover and for hunting deer and turkey. The property features 2 large fields utilized for hay, wheat and oats. Sunflowers are abundant in late summer and dove hunting is excellent. Two tanks stocked with minnows, blue-gill and Florida bass. A small mountain with over 100 of elevation provides spectacular views. The current owners are both geologists and the property was selected based on the geology.

The area is at the beginning of the Hill Country, approximately 30 miles west of the Balcones fault zone. The Walnut Formation in the valley provides a good bottom for tanks and excellent soil for sunflowers and grains. The slopes are the Comanche Peak which contains numerous fossils and Indian artifacts. Elevation is provided by a patch-reef in the Edwards formation.

The ranch is an excellent home, or weekend getaway only an hour and forty minutes from Ft Worth. The main house completed October of 2017 is a ~3100 sq. ft, 4 bedroom, 3.5 bath, with a connected carport and a 10x25 storage shop. A 15,000-gallon heated swimming pool with attached spa. Water is from a 600 Trinity sand well, piped into a 2500 gallon Water tank with aerator and water sweetener in a fully enclosed insulated pump house. There is also a 22KW, propane powered generator to provide back-up power in case of an outage. There is an original 1547 sq. ft. House from the early 1900s with 2 bedrooms and 1 bath with ceiling fans and a gas fireplace heater insert. Two 40-foot shipping containers with solar powered ventilation fans for storage. Property has an ag exemption in place.



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PROPERTIES
SELLING FINE TEXAS RANCHES

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BE BACK RANCH + 103 ACRES

Main House Key Features

- 2 Tankless hot water heaters.
- Generator brand and size
- Gas fireplace temp controlled name of it
- 48 GE Monogram Range, Sharp in drawer microwave, Delta touch faucets in kitchen and mudroom
- Custom walnut cabinetry throughout house.
- Ceiling fans installed in all rooms including covered patio/porch and are all controlled by wall switches and remotes.
- ADT security system with the following sensors: door open, glass break, motion detectors, smoke detectors and attic fire sensors. (\$49 per month)
- LED lighting, interior and exterior.
- Co-axial cable for Satellite TV in den, office and master bedroom..
- Quartzite kitchen and bathroom cabinet tops.
- Whirlpool Tub
- Lynx built in grill
- Metal roof qualifies for insurance reduction.
- Pump House with water softener
- Exterior includes native stone and Hardy board siding on porches with cedar posts



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Hamilton County