

QUANAH VALLEY RANCH



177± Acres Bell County
5315 Quahan Valley Road
Harker Heights, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

The quiet 177.31± acre Quana Valley ranch is just north of Stillhouse Hollow Lake. With ample potential for grazing, hunting, hay production, and wildlife management, this property is just waiting to be embellished. Essentially unimproved, Quana Valley Ranch is attractive to a variety of suitors. A secluded building site (above Eagle Ridge on the southern portion of the property) tucked amongst the trees affords magnificent views of sunrises, sunsets and the beautiful Stillhouse Hollow Lake. Large Live Oak, Red Oaks and Post Oaks plus cedar trees provide ample cover for the local whitetail deer population.

IMPROVEMENTS

There is a manufactured home, pole barn and old working corral. These improvements were not considered in the valuation of the property. The ranch has a well-established trail system in place that is easily traversed by an all-wheel drive vehicle. The property is perimeter fenced, while 50 acres of interior pastureland is cross fenced.

UTILITIES

Oncor Electric Delivery, City of Harker Heights water available, and 750-gallon Septic tank.

177± Acres Bell County
5315 Quahan Valley Road
Harker Heights, Texas

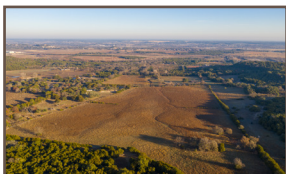
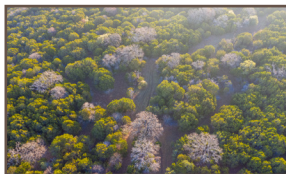


WATER

A small $1/3 \pm$ acre tank sits on the northwestern portion of the property. There are believed to be approximately 4 water wells throughout, and the property is within the Clearwater Underground Water Conservation District.

VEGETATION/ TERRAIN

Large Live Oak, Red Oaks and Post Oaks plus cedar trees provide ample cover for the local whitetail deer population. $86 \pm$ acres comprising the east portion is Speck Association Soil with 1-80% slopes. A meandering $36 \pm$ acre strip in the center of the property contains Brackett Association soil with 8 - $12 \pm$ slopes while $35 \pm$ acres of pastureland on the western portion of the property is Lewisville silty clay with 3 to 5% eroded slopes. The property's topography ranges from approximately 745 - $909 \pm$ ft. above sea level.



177± Acres Bell County
5315 Quahan Valley Road
Harker Heights, Texas



ZONING/RESTRICTIONS

The ranch is entirely within the city of Harker Heights and is zoned to R-1 (One-Family Dwelling District). The future land use is classified as Single Family Residential by the city of Harker Heights. There are no deed restrictions and the property is not located in a FEMA designated flood zone or area of flood hazard.

MINERALS

Seller will not reserve any interest in mineral rights. See Broker for details.

TAXES

\$1009.48 (2019) Ag Exempt. Appraised under the 1-d-1 open space agricultural valuation method. Currently under a grazing lease for 20± head of Charolais cattle.



177± Acres Bell County
5315 Quahan Valley Road
Harker Heights, Texas

QUANAH VALLEY RANCH

177+ ACRES BELL COUNTY HARKER HEIGHTS, TEXAS

Stillhouse Hollow Lake (formerly Lampasas Lake) covers 6,430 surface acres and is located 16 miles upstream of the confluence of the Lampasas and Leon Rivers that flow into the Little River. The lake is located 5 miles southwest of Belton, Texas, and boasts some of the best fishing, camping and boating in Central Texas.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf
All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

[VIEW MAP HERE](#)

VIDEO

[VIEW VIDEO HERE](#)

[CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM](#)

Lyles Carter
Dullnig Ranch Sales
512.466.1907

lyles@dullnigranches.com

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES