

RILEY-MCLEAN

Central

LAND

Texas

CAYOTE RANCH

\$4,566,625 • 913.325 Acres • Bosque County • Valley Mills, Texas

CAYOTE RANCH

LOCATED ON COUNTY ROAD 3365, VALLEY MILLS, TEXAS

LOCATION:

Cayote Ranch fronts on both County Road 3365 and County Road 3370 in Valley Mills, Texas, Bosque County. The main entrance is off of CR 3365, but there are two additional access points: another on CR 3365 and on CR 3370.

SIZE:

913.325 acres

PRICE:

\$4,566,625 (\$5,000/acre)

RESTRICTIONS:

None.

FRONTAGE:

The property has road frontage on two public roadways - approximately 1,705 ft on CR 3370 and approx. 9,562.08 ft on CR 3365.

UTILITIES:

The property is located within Childress Creek WSC - Water CCN. Water and electricity is available nearby, contact broker for more information. There is one well and two taps from Childress Creek WSC; additional water capacity may be available.

SCHOOL DISTRICT:

Valley Mills Independent School District
Valley Mills Elementary, Valley Mills Middle, Valley Mills High School

TAXES:

As a result of the ag. exemption, the property taxes are low.
2021 Bosque County taxes were \$2,431.10.

MILLS COUNTY PARCELS:

07034, 37251, 06632, 06769, 05401, 25849, 25493, 37257, 37253

LAND FEATURES:

The property is mostly cleared with scattered live oaks and consists of improved pastures and rolling hills with long-distance rural views. There is a year-round spring fed creek that traverses through the center of the property for about two miles. In addition, there are six ponds and a few draws/springs allowing for the potential of creating a large lake or series of smaller lakes for enhanced water features and fishing opportunities. The elevation varies between 710 - 790 feet across the property with the lowest elevation near the creek.

IMPROVEMENTS:

There are minimal improvements such as a 11,040 sf barn, 6,272 sf shed, cattle working pens/corrals, perimeter low fence and cross fenced areas. There is an interior road system in place in need of enhancement.

COMMENTS:

Cayote Ranch provides endless opportunities due to mostly having a blank state. In addition, this area is home to many large tract owners, recreational ranches, and cattle leases. The property is currently being used for cattle grazing and a hunting lease. Three of the hunting stands will convey with the ranch.

DISTANCES:

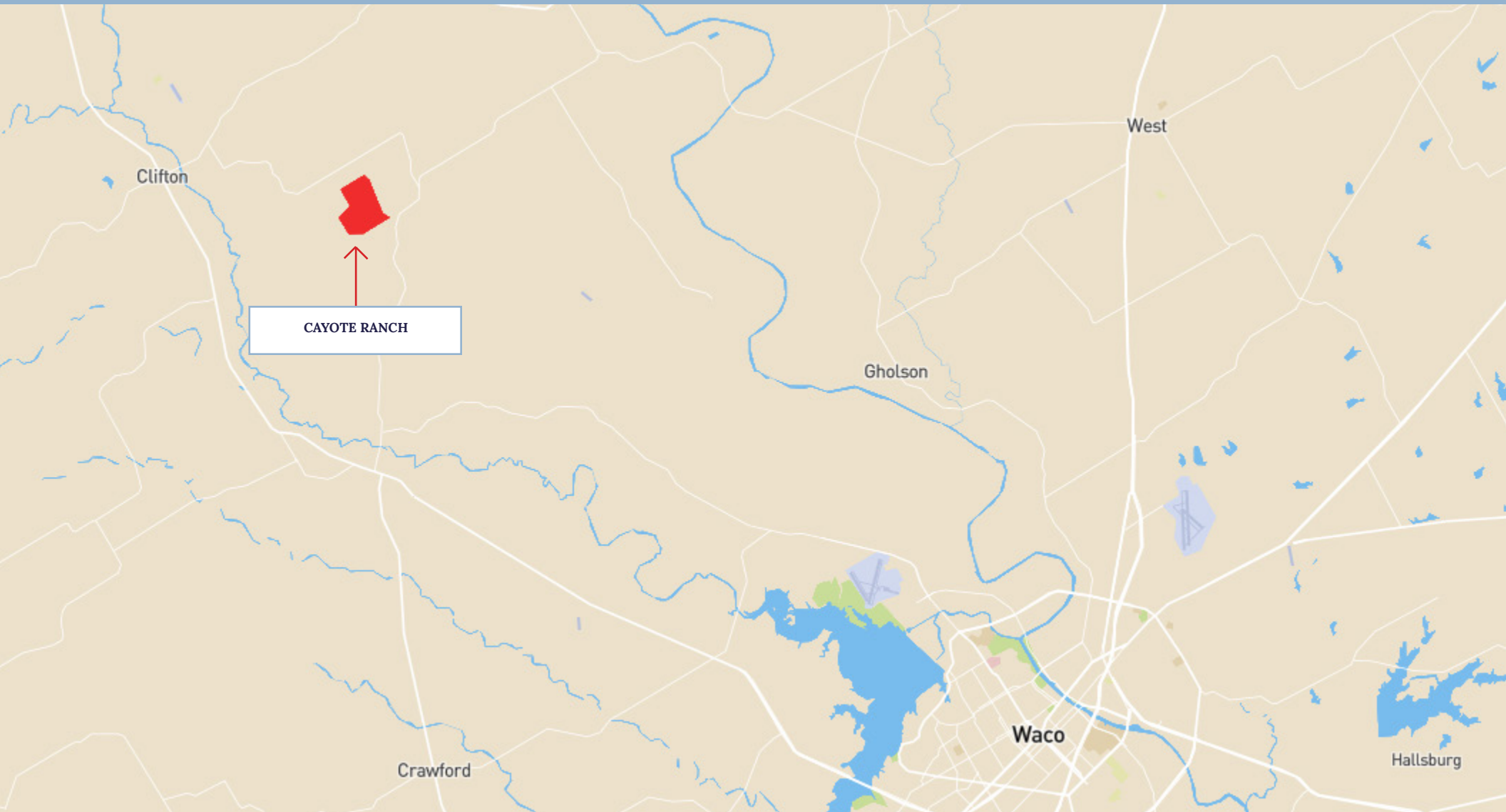
Valley Mills - 10 minutes
Clifton - 14 minutes
Waco - 37 minutes
Downtown Austin - 1 hr and 58 minutes

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The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it.
It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

CAYOTE RANCH



LOCATION MAP

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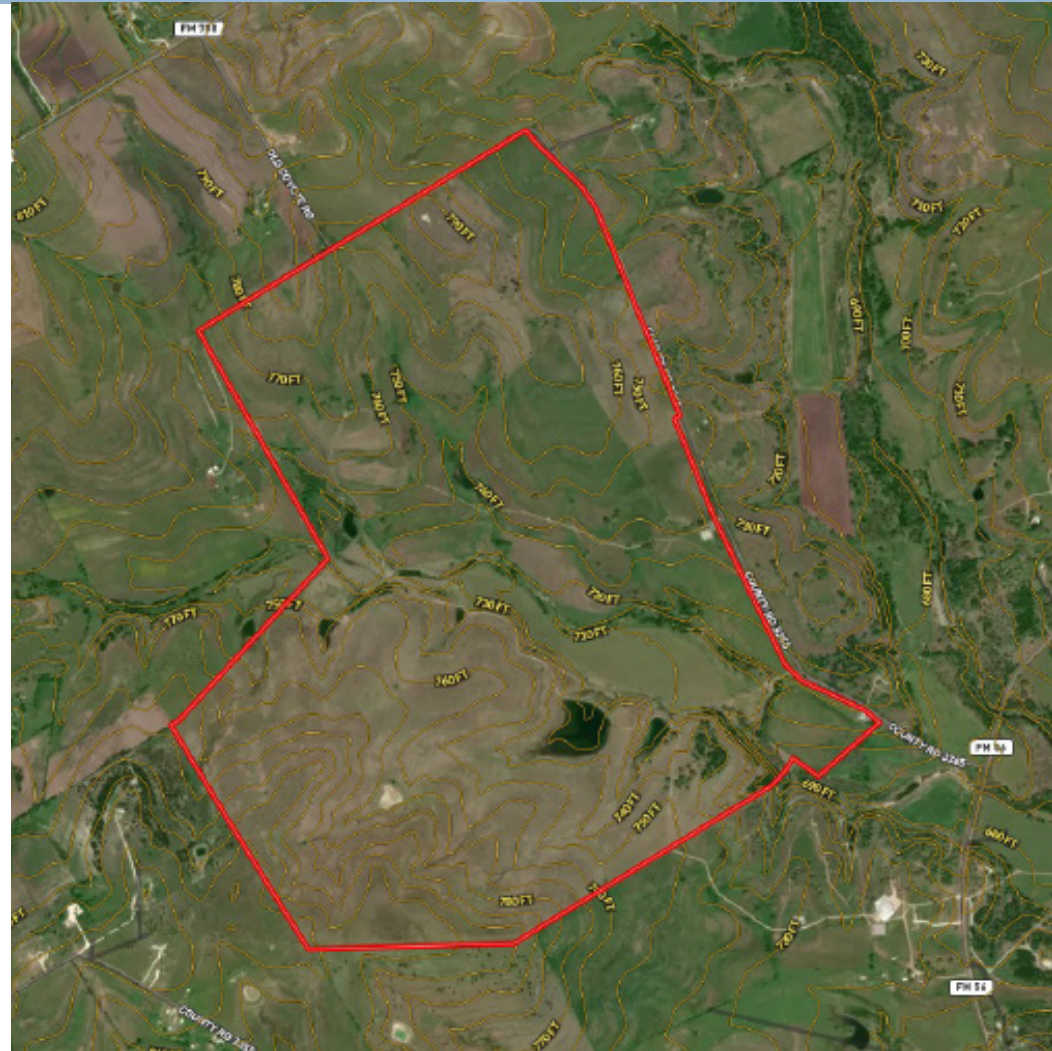
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WATER FEATURES MAP

-  CAYOTE RANCH BOUNDARY
-  FEMA FLOODPLAIN AND PONDS



TOPOGRAPHY MAP

-  CAYOTE RANCH BOUNDARY
-  CONTOUR LINES

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ABOUT RILEY-McLEAN LAND

Riley-McLean Land is committed to industry-leading practices and standards.
We serve our clients' best interests through honesty, diligence, and market knowledge.

We view land brokerage as a relationship business that requires a long-term approach. As brokers, we strive to serve as a valued resource to our clients with assurance of full advocacy and support. Our core business is assisting clients with the acquisition, disposition, and valuation of land assets.

With more than 45 years of combined experience in Central Texas, we have brokered approximately 75,000 acres and developed key relationships with landowners, homebuilders, land developers, and industry experts.



CARLOTTA C. McLEAN
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Carlotta is a fifth-generation Austinite and a graduate of the University of Texas at Austin. Prior to co-founding Riley-McLean Land, she gained valuable experience

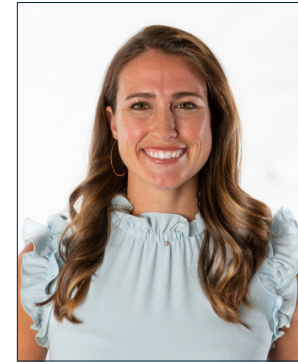
working with Land Advisors Organization, Wilson & Goldrick Realtors, Allen Real Estate and the Austin White Lime Company. Carlotta has represented every category of land buyer and seller, attributing her success to dedication, hard work, and integrity. Carlotta is active in the community, serving as a member of the Austin Board of Realtors, the Real Estate Council of Austin, Texas Alliance of Land Brokers, Austin Commercial Real Estate Society and Colorado River Land Trust, and as Chair of the Board for Robinson Family Management.



TIM W. RILEY
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Tim has been a land broker licensed in Texas since 2005. His transaction history involves various land-asset classes, including recreational ranches, conservation properties,

investment properties, REO assets and residential development projects. With an extensive client list ranging from master-planned community developers to ranch owners, Tim specializes in large and complex transactions and prides himself on developing long-term relationships with his clients. Tim earned a Business Administration degree from Ithaca College. He is a member of the Austin Board of Realtors, Real Estate Council of Austin, Texas Alliance of Land Brokers, Urban Land Institute, and Austin Commercial Real Estate Society. Tim is also a current board member of the Hill Country Land Trust.



MARGARET C. RIGGINS
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830-431-2772

Margaret has worked for Riley-McLean Land since her graduation from Baylor University and has been a licensed real estate agent since October 2016. She has represented

a range of clients looking for recreational ranch land to investment and development opportunities. Margaret continues to be a valuable asset in overseeing the GIS mapping process that aides clients in creating informed decisions based off of market data. She is an active member of Austin Board of Realtors, Real Estate Council of Austin, Texas Alliance of Land Brokers, and serves on the Membership Committee for Urban Land Institute and on the Development Council for Texans CAN Academy – Austin.