

Lake Belton Ranch

356 ACRES FOR SALE IN BELL COUNTY

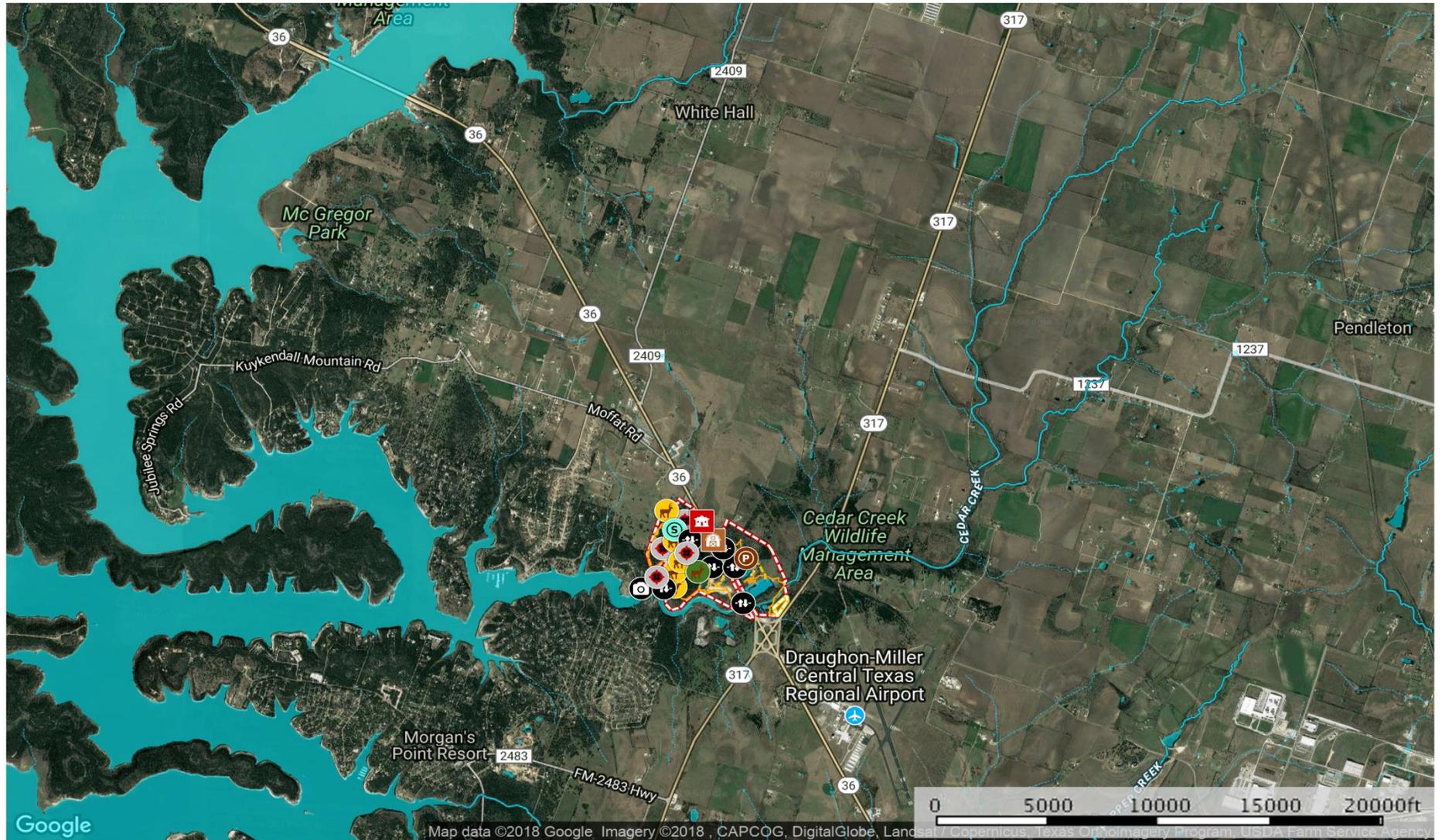


MOCK RANCHES
kw
GLOBAL LAND MARKETING



Location Map

Lake Belton Ranch
Texas, AC +/-



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|------------|--------------|--------------|--------------------|-------------|----------|----------------------|-------------|------------|-------------|
| Main House | Barn | Pens | Blind | Feeder | Gate | Photo Point | Spring | Feeder | Rifle Blind |
| Tour | Road / Trail | Road / Trail | Commercial Acreage | Pond / Tank | Boundary | Stream, Intermittent | River/Creek | Water Body | |

Kasey Mock
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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Lake Belton Ranch

DESCRIPTION:

Lake Belton Ranch is a true one-of-ones ranch located on the shores of Lake Belton, just six miles west of Interstate 35 in Temple, TX. Defined by abundant live water, scenic bluffs, diverse habitat and abundant opportunities, this is a must see for ranch investors. Highway 36 divides the ranch for ~5,000' into two divisions of approximately 219.13 acres on the west side, and 137.64 acres on the east side including ~700' of HWY 317. This includes 3.8 acres with commercial frontage potential just east of HWY 36.

LAND OVERVIEW:

The west division features over 5,000' of shoreline on the Cedar Creek portion of Lake Belton and a 30 acre abandoned quarry with two private lakes for recreational fishing, ATV riding and shooting. The east division includes 1,600' of Cedar Creek and a 27 acre abandoned quarry with three quarry lakes. 30% of the property, more or less of ranch is in the 100 year floodplain.

Lake Belton Ranch is well positioned for an executive ranch, camp, park, events center, shooting center, ATV/UTV/Motocross track, recreational retreat or ranch development. The west side is completely within the Temple city limits, and the east side is partially within the ETJ.

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Lake Belton Ranch

Barns & Ranch Improvements:

Guest accommodations include a clean and comfortable 30'X80' double wide mobile home. The home is approximately 15 years old and has been used very little. It features 4 bedrooms, 3 full baths and a large covered porch.

A nice 40' X 60' red metal barn is located at headquarters on the west side of HWY 36. The barn features 40'X40' enclosed area with two overhead doors, full slab, upper loft and a 20'X40' shed roof.

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WATER:

The west division features approximately 5,200' of shoreline on the Cedar Creek portion of Lake Belton, and two quarry lakes. An intermittent creek shaded by large hardwoods feeds a beautiful grotto in the center of the ranch, before flowing into Lake Belton. The east division features 1,600' of cedar creek, three quarry lakes and one small pond. Each of the lakes is stocked with bass, sunfish, catfish and some hybrids.

HUNTING & WILDLIFE:

Lake Belton ranch is very private with abundant wildlife. Cedar Creek Wildlife Management Area borders the North side of the east division, and Cedar Ridge Park borders the west boundary on the lake. Whitetail deer, abundant waterfowl, migratory and resident songbirds, mourning dove and other non-game species are regularly observed on the property.

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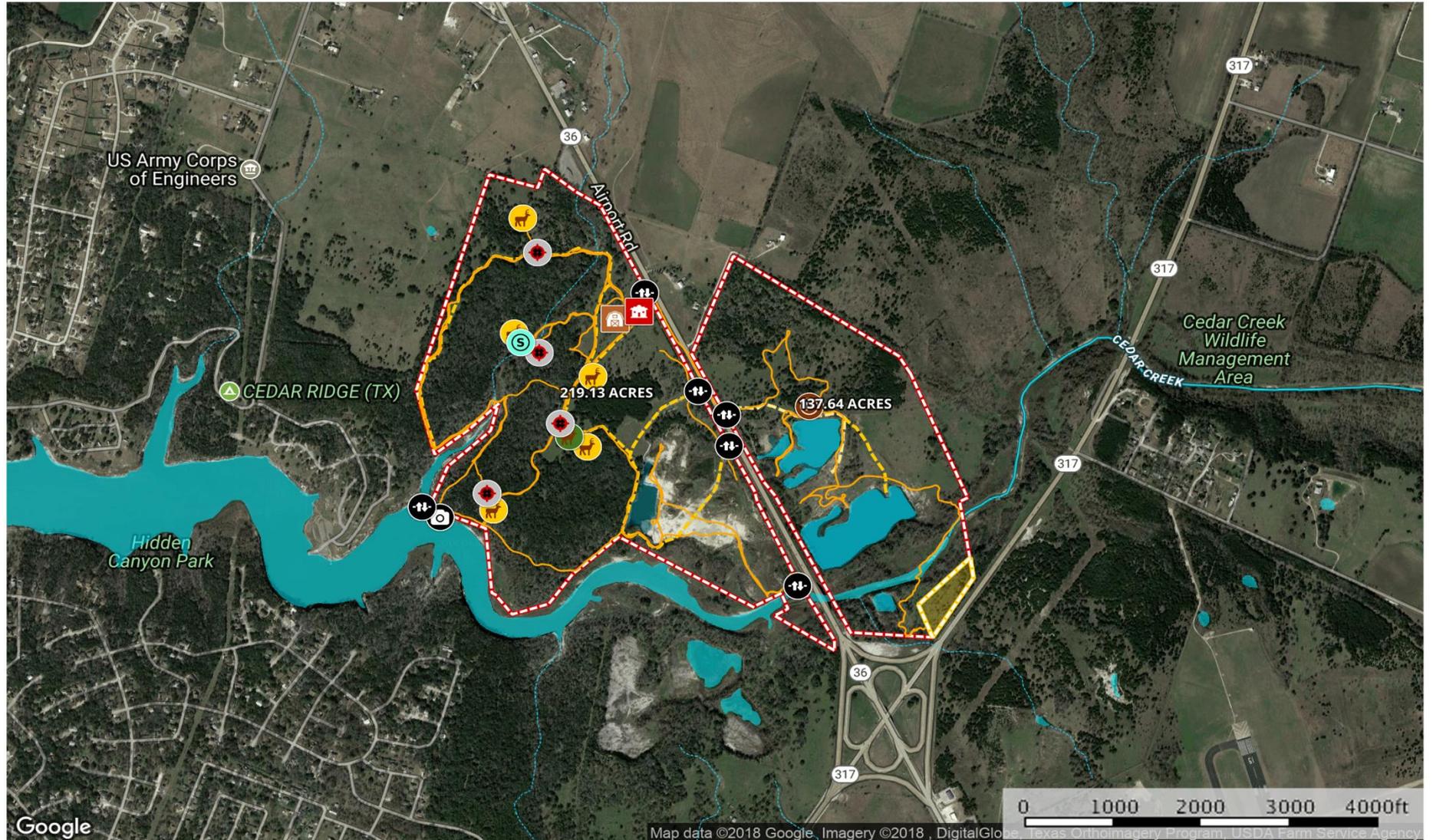
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Aerial Map



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GLOBAL MARKETING LEADERS

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A red wavy banner with a white border, containing the word "NOTES" in white capital letters.

NOTES