

\$4,566,625 - Tbd County Road 3365, Valley Mills

MLS® #4969272

\$4,566,625

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 913.33 Acres

N/A, Valley Mills, TX

Coyote Ranch, a 913 acre recreational ranch and cattle grazing property, is located on County Road 3365 and County Road 3370, Valley Mills, TX, Bosque County. The ranch is currently being leased for both grazing and hunting. The property is mostly cleared with scattered live oaks and consists of improved pastures and rolling hills with long-distance rural views. A year-round spring fed creek, traverses through the center 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. There are minimal improvements that have been used in conjunction with ranching activities that include a barn, shed, and cattle working pens. There is one well and there are two taps from Childress Creek Water Supply Corporation. This property allows for endless opportunities in close proximity to Clifton and Waco while being less than two hours to Austin and Dallas.



Please note that any sale of this property will be subject to prior approval of the United States Bankruptcy Court for the Western District of Texas, Waco Division. We have a court approved Stalking Horse bid along with sales procedures and timeline that establishes the guidelines for other qualified bidders to make a competing bid by April 18, 2022, in order to participate in an auction to occur in on

April 25, 2022. All prospects must meet all of the requirements to be a qualified bidder as listed in the sales procedures. Offers are to be submitted in the TREC Farm & Ranch contract form along with a special provisions addendum that has been approved by the bankruptcy court.

Essential Information

ListingFeed	abor_vow
MLS® #	4969272
List Price	\$4,566,625
Sale Price	\$4,899,425
Sale Date	May 12th, 2022
Bathrooms	0.00
Acres	913.33
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	Tbd County Road 3365
Subdivision	N/A
City	Valley Mills
County	Bosque
State	TX
Zip Code	76689

Amenities

Utilities	Electricity Available, See Remarks, Water Available, Sewer Not Available
View	Pond, Pasture, Rural, Creek/Stream, Trees/Woods
Waterfront	Creek, Pond

Exterior

Lot Description	Agricultural, Rolling Slope, Few Trees
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School Information

District	Valley Mills Isd
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Elementary

Other

Middle

Other

High

Other