

\$9,991,000 - Fm 934 Fm-934, Itasca

MLS® #20945187

\$9,991,000

0 Bedroom, 0.00 Bathroom,
Land on 515.00 Acres

None, Itasca, TX

Available for sale for the first time since the 1940s, the Baker Family Ranch is loaded with opportunity and history. This 500+ acre working cattle ranch is home to a 30+ acre lake, the headwaters of Richland Creek, and served as the home of Fort Smith in 1847. Located in northeastern Hill County with nearly 2 miles of paved road frontage on FM 934, the Baker Family Ranch has been nurtured and stewarded by the same family for more than 70 years. Strategically situated just north of and between the I-35W and I-35E split, this ranch is an hour drive from Fort Worth or Dallas. From your home, the airport, or the office this property is easily accessible for weekends at the ranch. With a combination of gently rolling native pastures and hay meadows at lower elevations, the ranch conservatively supports an active cow-calf operation. Towering hardwoods create privacy and seclusion for you to relax and enjoy nature. The ranch is also next to the 4K Richland Creek Ranch - a historic ranch whose owners operate ranch land across six counties with total capacity across all properties exceeding 3,500 animal units.

From an investment perspective the ranch is located in an opportunity zone and has an active agricultural valuation (âœœag exemptionâœ•). Water is supplied by a Files Valley Water Meter, and electric service lines are located on the southeast side of the property. The Baker Family Ranch offers more



than just an investment opportunity within an hour drive of the 3rd fastest growing metroplex in the country - it is an opportunity to have more than 500 acres and a large lake within an hour of America's fourth largest metropolitan area.

Essential Information

MLS® #	20945187
Price	\$9,991,000
Bathrooms	0.00
Acres	515.00
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Fm 934 Fm-934
Subdivision	None
City	Itasca
County	Hill
State	TX
Zip Code	76055

Amenities

Utilities	Electricity Available, Outside City Limits, Rural Water District
Is Waterfront	Yes
Waterfront	Lake Front

Exterior

Lot Description	Acreage
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School Information

District	Itasca ISD
Elementary	Itasca
Middle	Itasca
High	Itasca

Additional Information

Zoning Unzoned, outside city limits

Listing Details

Listing Agent Jacob Story

Listing Office Story Group

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