

HIDDEN SPRINGS RANCH

226± ACRES

ANDERSON COUNTY, TEXAS
\$990,000 (\$4,380.53 PER ACRE)



Office: (214) 361-9191
www.hrcranch.com

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OVERVIEW: We are pleased to present Hidden Springs Ranch, a well-balanced, turn-key combination ranch in North Central Anderson County. From the rolling, improved pastures to the wooded creek bottoms, the ranch is well suited for both livestock and recreation.

Hidden Springs Ranch is a quality combination ranch offering a private getaway and an excellent ranch to hunt, farm, and spend time with the kids. Over 3 miles of established roads and trails meander across the rolling, dramatic topography reaching each corner of the ranch. The combination of improved pastures and

native timber fosters productive grasses and abundant wildlife habitat year-round. The property is private and secluded offering the new owners a true piece of Piney Woods paradise. Paved road frontage provides all weather access to the ranch house. Quality deer management over the years has produced both abundant and attractive native white-tailed deer, a growing Eastern turkey population and migratory birds such as dove and waterfowl. Couple that with the improved pastures, native timber, and spring-fed water, you can literally do it all with this unique combination of recreational and agricultural attributes.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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LOCATION/LOCAL TOURING ATTRACTIONS: Hidden Springs Ranch is equidistant from both Athens & Palestine, TX. (18 – 22 miles). Located ~95 minutes southeast of Dallas and ~45 minutes southwest of Tyler, the ranch offers convenient proximity for the primary or second home resident.

For the evenings when you don't feel like cooking dinner, you'll have multiple options to choose from. The charming, small country towns of Athens and Palestine are great options if you need a good restaurant, groceries, supplies or other services. Both you and your guests alike will enjoy the laid-back pace of life that East Texas provides.

LOCAL ATTRACTIONS: Texas Freshwater Fishery (Athens), 3 P's and a Vine Winery (Athens), Tara Vineyard & Winery (Athens), Athens Brewing Co., Castle Oaks Winery, Lake Athens, Athens Country Club and Lake Palestine.

IMPROVEMENTS: Located on the north end of the ranch, a nice 1,566 SF home provides a turn-key residence that is ready to enjoy. The updated home features three bedrooms and two baths with new appliances and all of the comforts of home. The home features several updates throughout and a new roof on the exterior. The home site offers copious storage including a spacious 2-car garage, out building, and an equipment shed. Once you drive past the house, dramatic rolling hills greet you as you drop down into the wooded creek bottom. The pastures have been managed, sprayed and are currently being lightly grazed by cattle. Between the pastures and along the creeks, native timber and abundant browse provide quality habitat for deer and other wildlife.



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SURFACE WATER & FISHERIES: On the north west portion of the ranch, multiple prolific springs feeds a wetland year-round and provides the new owners with a solid opportunity for waterfowl habitat. The wetland is surrounded by native timber providing cover and an ideal location to further develop a prime waterfowl hunting area. In addition to the wetland, there are two stock tanks available for wildlife and livestock on opposite ends of the ranch. Multiple wet-weather creeks offer seasonal water flow as well.

WILDLIFE & HUNTING: Native wildlife on Hidden Springs Ranch are abundant and quite diverse. White-tailed deer, Eastern turkey, waterfowl, Fox and Grey squirrels, fox, bobcats, dove and many other varmints can be found year-round. The property has been managed with Quality Deer Management principles and is turn-key for the new owners to enjoy this coming fall. This is evident when touring the property as you'll find some of the most preferred native forage across the ranch. Plants such as American Beautyberry, Pokeweed, Dogwood, Sumac, Greenbrier, Honeysuckle, and Muscadine make up substantial browse resources. Wildlife feeders and food plot locations have been established. Food plot locations will be re-planted again in early September.

LIVESTOCK/HAY PRODUCTION: The ranch features over 65 acres of improved, fertile pastures where Coastal and Common Bermuda grasses are dominate over native grasses. The pastures are sprayed on a yearly basis and are in good condition for grazing or future hay production. Most of the pastures are well-drained and are accessible by a pickup truck and/or UTV.



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TOPOGRAPHY: The topography is breath taking as it rolls throughout the entire ranch with elevation changes surrounding the drainages and ridges on the property. The ranch has a high point of ~560 feet above sea level and a low of ~420 feet above sea level. There are also two potential pond/lake sites located within the watersheds on the ranch (Ask Broker for details).

SOILS: Clay dependent Darco, Kirvin, and Tenaha soils dominate the landscape while sandy to fine sandy loams foster healthy timber, grasses and woody browse.

AIRPORTS: Athens Municipal (F44)– 20 min. from Pine Hill Ranch; Cherokee County Airport– Jet Fuel & Maintenance Available – 52 min from the property; Passenger Full-Service Airports – Tyler Pounds Regional 56 min from the ranch.

HOSPITALS: UT Health - Athens (21 min); Christus Trinity Mother Frances - Athens (21 min); Christus Mother Frances- Tyler (60 min).

DIRECTIONS: From Dallas- take Highway175 southeast for ~70 miles to Athens and exit onto TX-7 Loop. Next, exit to Hwy. 19 follow for 21 miles to FM 837. Turn east onto FM 837 and travel 4.4 miles to County Road 445. Turn south on County Road 445 and travel 0.8 miles to the ranch's entrance on the west side of the road at the gated entrance with the white fence.

EASEMENTS: Easements known to Broker are for residential utilities (electricity and rural water supply).

UTILITIES: Electric is provided by TVEC and community water is available on CR 445.

TAXES: Hidden Springs Ranch carries an Ag/Timber exemption across the entire property.

MINERALS: Surface only. The Seller represents no mineral ownership.

PRICE: \$990,000 (\$4,380.53/acre)

BUYERS & BROKERS: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

CONTACT:

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