

TWIN CREEKS RANCH

611± ACRES

CAMP COUNTY, TEXAS

\$1,955,200 (\$3200/ACRE)



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

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OVERVIEW: Twin Creeks Ranch is a sprawling 611+/- acre combination ranch in a very desirable area of East Texas. The ranch consists of rolling improved pastures, fencing and cross fencing, multiple ponds, and mature native timber creating a multitude of ranching and recreational opportunities. Additionally, there are two unnamed hardwood lined creeks that begin on the ranch that drain out the SE corner of the property. These creek draws appear to be excellent areas for lake site investigation.

LOCATION: Twin Creeks Ranch is conveniently located approximately 3.5 miles east of Leesburg, Texas, and 3.5 miles west of Pittsburg, Texas, with road frontage on FM 3042 and CR 3216 for all weather access.

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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IMPROVEMENTS: There is an older brick home containing 4,052+/- square feet of gross living area located in the southeast quadrant of the property. While the home is in need of repair, utilities are directed to the home site providing opportunity to remodel for a primary or secondary residence. One barn measuring ~30'X40' is currently being used to store hay. The ranch is fenced and cross-fenced. Fences are in fair condition with the ability to contain cattle.

TREES, GRASS, FORBS: The ranch's fertile, sandy loam soils foster Coastal Bermuda pastures which are dominate to native grasses throughout the property. Tree cover consists of a variety of oaks, sycamore, elm, hickory, and pecan that comprise ~40% of the tract. Native forbs and browse are also plentiful and provide robust habitat for wildlife.

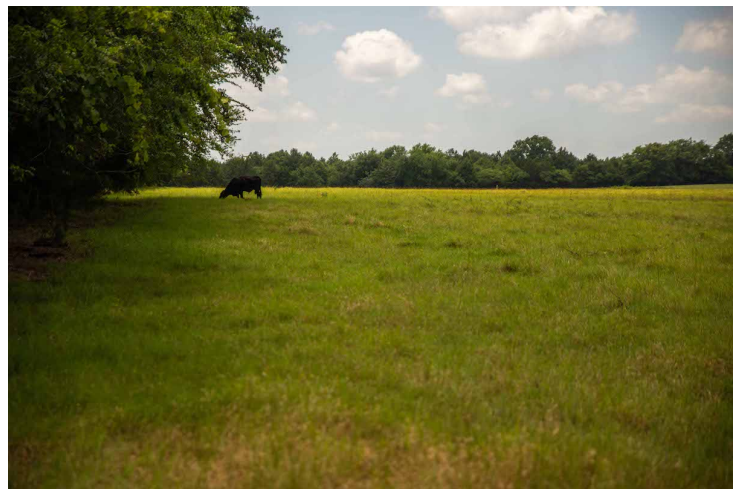
WATER: In addition to two unnamed wet weather creeks, there is an abundance of surface water on Twin Creeks Ranch. Multiple ponds up to approximately 1.5 surface acres in size provide notable water for livestock, wildlife and recreational enjoyment. A rural water meter serves the home.

TOPOGRAPHY: Rolling to sloped terrain with ~60 feet of elevation change provides a scenic view of the countryside in every direction, a very private feel and excellent watershed to the creeks and pond sites. Such diversity offers the landowner several options for potential building locations.

WILDLIFE AND FISHERIES: This ranch has not been hunted in recent years. There is an abundance of deer in this part of Camp County and plenty of other wildlife species including waterfowl for recreational enjoyment. Fishing opportunities abound in a couple of the scenic ponds located on the property.

LIVESTOCK PRODUCTION: This ranch offers ~350 acres of improved pastures that have been rotationally grazed, fertilized and managed for optimum production. Fences appear to have been maintained and updated by the tenant as needed to hold cattle. Cross fencing is well placed for rotational grazing. Conservative carrying capacity estimates for the ranch are 65 – 70 AUs.

MINERALS: Surface only



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EASEMENTS: Easements known to Broker include two pipeline easements and easements for residential utilities.

UTILITIES: Electricity runs from the east boundary into the home site on the property and from the northwest quadrant across the ranch to the northeast corner.

PROPERTY TAXES: The majority of Twin Creeks Ranch currently carries an Agriculture Exemption. Ask Broker for details.

SCHOOLS: Pittsburg Independent School District

PRICE: **\$3,200 per acre (\$1,955,200)**

BUYERS & BROKERS: Buyer's brokers must be present for all initial showings. Buyers should notify Listing Broker that they are represented prior to touring the property. We welcome the opportunity to work with other Brokers / Agents, but expect their full participation in any transaction.

CONTACT:

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