

PINTAIL RIDGE HUNTING CLUB

615± ACRES

HOUSTON COUNTY, TEXAS

\$2,500,000



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

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OVERVIEW: Established in 2002, Pintail Ridge Hunting Club is meticulously designed and managed to provide superior waterfowl hunting & habitat. The nostalgic hunting lodge is perched 280' high on a hilltop overlooking the majority of the wetland, sleeps 16 guests and was erected in 2003. There are 8 managed wetland units totaling approximately 130+/- acres with pit blinds set in most units ready for the upcoming season. The ranch is centrally located between Houston, Austin and Dallas/Ft Worth. Quintessential in nature, this central flyway turnkey waterfowl mecca will peak the interest of the most avid waterfowler.

Pintail Ridge Hunting Club is approximately 615+/- acres, with an

additional 140+/- acres of contiguous land available for purchase as well. See details below and/or broker for more information regarding the additional acreage.

Pintail Ridge Hunting Club is centrally located between Houston and Dallas. It is located approximately 140+/- miles from Houston and 146+/- miles from Dallas. It is just east of the Trinity River, located off of Highway 7, west of Crockett, TX by 10+/- miles.

DIRECTIONS: From Houston, take I-45 North to State Highway 7E in Centerville, TX. Then east for approximately 23+/- miles. From Dallas, take I-45 South to State Highway 7E in Centerville, TX. Then east for approximately 23+/- miles.

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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WETLAND UNITS: The Ducks Unlimited (DU) designed wetland units were created to establish and maintain superior waterfowl habitat and hunting opportunities. Pintail Ridges' ability to control water on demand from a spring fed lake into and out of managed wetlands is the key factor to successful habitat management. This component is achieved via a previously mined pit, close to the southernmost wetland units, which holds an impressive amount of water. The spring fed lake and pump are included in the sale and will be accessed through an easement across the levee. All units are equipped with agridrain or flow through flap gates. The water for the northern wetland units is supplied by rainfall and adjacent creek flooding.

The avid waterfowler that is management minded in nature knows and understands processes, food types, prescribed burn management, unit flooding timing/levels all play roles into a successful season but must maintain the mindset to change from year to year based on the previous seasons' patterns. Pintail Ridge has been thoughtfully set up to properly manage each unit to maximize success and wetland vegetation.

Waterfowl imprinting is also a key component to successful days in the field. This can be achieved by following the current management plans, understanding and knowing when and why to change the course of action. With continued attention to detail Pintail Ridge will certainly provide future generations many successful days in the field.

The wetland units range in size from 1+/- acre to 47+/- acres.

For more specific details, please ask the broker.

WILDLIFE & HUNTING: In addition to the superb waterfowl hunting and habitat, Pintail Ridge Hunting Club also offers excellent opportunities to harvest trophy whitetail deer. The northern portion of the ranch should provide ample opportunities with the surrounding tracts being heavily timbered, Pintail Ridge's open meadows and abundant surface water, should pull in neighboring whitetail deer away from heavy cover.

Anyone who is familiar with the Trinity River bottomlands know that the hog hunting opportunities are endless. To round out the hunting, Pintail Ridge is also setup very well to hunt dove come each fall. A fishing component may be easily introduced into the ranch by stocking the spring fed lake.



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PINTAIL RIDGE LODGE: Built up on a hill, with impressive views of the ranch and the surrounding Trinity River bottomlands, the lodge provides exceptional accommodations and truly captures the essence of what a duck lodge should be. Approximately 4800+/- square feet in size, the lodge boasts 7 bedrooms and 7.5 bathrooms. Each bedroom has its own walk-in closet, full bathroom and each room is designed in its own waterfowl species theme. The lodge currently sleeps 16 people, but could easily be accommodated to sleep more if desired.

There are 4 bedrooms on one wing of the lodge, with 3 bedrooms and a laundry/utility room located on the other wing. The great room connects each wing and is accentuated by its open floor plan, double sided fireplace, high ceilings, polished cedar walls and spectacular views overlooking the wetlands. On either side of the double fireplace, are the kitchen/dining area & the living room.

The mudroom is thoughtfully designed with the waterfowler in mind. It has direct access outside and connects to the great room providing quick access to fire for those bone chilling morning in the field. The impressive design, storage and individual bays for the hanging waders, gear, guns make for quick access to get back to the field and will impress the most discerning guests.

Stepping out from the living room onto the back porch offers an impressive 4400+/- square feet of additional space for family and guests to relax and enjoy their time out on the ranch. The back porch offers mile long views and is strategically positioned to capture the setting sun each evening.

Almost all furniture (indoor and outdoor) will convey with the sale of Pintail Ridge Hunting Club with an acceptable purchase offer, outside of a few select pieces that hold special meaning to the current owner.



ADDITIONAL STRUCTURAL IMPROVEMENTS:

Carport- Located just off the lodge's eastern corner, is an approximately 740+/- square feet covered carport that is a perfect area to park automobiles and/or utility vehicles.

Equipment Shed/Storage- A repurposed container, complete with running water, has been finished out to provide an area for additional storage, an area to stage/clean decoys and clean harvested game.

Lean-to Barn- The barn is ~2700+/- sq ft and offers additional space to store various ranch/hunting equipment and machinery.

Water Wells- There are two working water wells at the ranch, with one well currently capped.

Water Pump- The water pump used to fill the wetland units will convey with the sale of Pintail Ridge Hunting Club.

ADDITIONAL ACREAGE AVAILABLE: An additional, contiguous 140+/- acres may be available for purchase, subject to an acceptable purchase offer and a lease back for cattle. The additional acreage contains additional space out of the flood plain, as well as a larger barn, water well and ranch foreman home.

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FENCING: Pintail Ridge Hunting Club is a part of a larger tract of land that is not being offered for sale. Current fencing is already in place on the ranch's southern, eastern and northern perimeters, as well as some of the western boundary being sold. The landowner has also agreed to erect a new boundary fence along the portion of the western boundary that is currently missing fencing if the ranch is sold at an agreeable price. The new fencing would be erected after the completion of a new survey. There is also cross fencing currently in place on Pintail Ridge to run a cattle operation, as well as to keep cattle out of the wetland management areas.

SURVEY: A new survey will be completed at the expense of the seller per an acceptable purchase offer.

EASEMENTS: An easement will be established with an acceptable purchase price offer to convey to the buyer from the seller to utilize the levee road to access the lodge/ranch during waterfowl season, so that the new owners do not have to drive by the southern wetland management area when utilizing the main entry road into the ranch.

A transmission line traverses the ranch towards the northern corner, running east to west, for approximately 2700+/- feet.

MINERALS: Surface Only. There is currently no production on the ranch.

TAXES: Pintail Ridge Hunting Club is being carved out of a larger tract of land that is around 2000+/- acres. The entire tract is currently under an agricultural exemption.

BROKER DISCLOSURE: Buyer is advised and understands that part of the ranch and ranch roads/trails are in the floodplain. When the Trinity River is at flood stage, parts of the ranch may be inaccessible for a brief period of time.

BROKER COMMISSION DISCLOSURE: 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.

PRICE: \$2,500,000

CONTACT:

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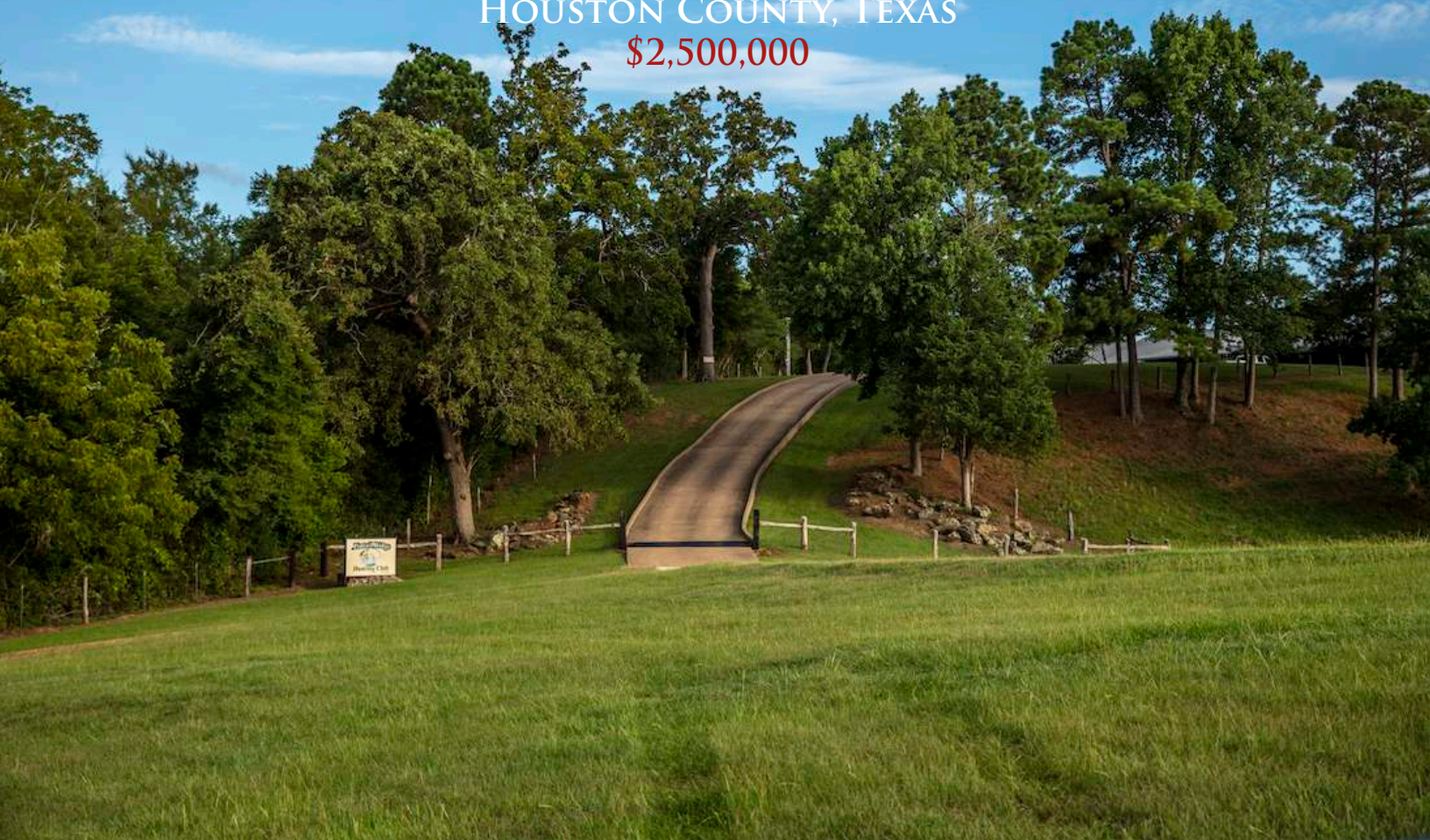


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