

BURNETT RANCH

626.94+/- ACRES

UPSHUR COUNTY, TEXAS

\$1,536,003 (\$2,450/ACRE)



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

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LOCATION: The Burnett Ranch is located halfway between Big Sandy, TX and Gladewater, TX on the south side of Hwy 80 in the piney woods of Upshur County. From Dallas, the drive is ~110 miles (1 hr 45 min); from Tyler, the drive time is ~25 miles (25 minutes from the loop.)

DIRECTIONS: From Dallas- From Downtown take I-30 east and drive ~6.5 miles to the exit for Hwy 80. Take the Hwy 80 exit east and travel ~19 to Spur 557 east. Travel ~4 miles on Spur 557 to I-20. Travel east on I-20 ~68 miles to Hwy 155. Turn north on Hwy 155 and drive ~11 miles to Big Sandy, TX. In Big Sandy, turn east on Hwy 80 and drive ~5.2 miles. The ranch's entry is on the south side of Hwy 80 via a private railroad crossing. Turn south and cross the railroad tracks and you'll arrive at the ranch's entry gate.

From Tyler (Loop 323 & Hwy 155)- Travel north on Hwy 155 and drive ~17 miles to Big Sandy, TX. In Big Sandy, turn east on Hwy 80 and drive ~5.2 miles. The ranch's entry is on the south side of Hwy 80 via a private railroad crossing. Turn south and cross the railroad tracks and you'll arrive at the ranch's entry gate.

OVERVIEW: The Burnett Ranch is an exceptional raw, multi-use ranch located in a desirable area of the piney woods region of East Texas. With over 450 acres of mature pine plantation, a live water creek, a 5+ acre private fishing lake, two large natural wetlands and hardwood sheltered wildlife habitat, The Burnett Ranch offers the marketplace a ranch with outstanding recreational potential and the ability to create instant income through harvesting timber.

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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TIMBER / SOILS / TOPOGRAPHY:

Timber- The Burnett Ranch has over 450 acres of pine plantation ranging from 25-30+ years in age. In the bottomland areas and along Little White Oak Creek, there are large blocks of mature hardwood timber comprised of oaks, hickory, ash and other varieties. The timber value on the Burnett Ranch is significant; please see the timber volume estimates below:

2014 TIMBER VOLUMES (No harvesting has taken place since this estimate)*

Pine Sawtimber -13,960 tons
Pine Chip-n-Saw -2,890 tons
Oak Sawtimber -1,620 tons
Misc. Hwd. Sawtimber -638 tons
Pine Pulpwood -6,698 tons
Hardwood Pulpwood -14,964 tons

*For more information on timber volumes, please contact our office.

Soils- The ranch's primary upland soils are Kullit and Bowie fine sandy loams which are considered "Prime" by the USDA and are ideally suited for timber growth. The soils in the bottomland areas of the ranch are darker Mattex and Wrightsville-Raino soils, typical for areas near live creeks and in bottomland areas near the Sabine River.

Topography- The ranch's topography is relatively flat. The highest elevation point is 322', located near the northwest corner of the ranch. From this point, elevations slope slowly to the south and southeast where the ranch's lowest elevation point of 278' is found, within the ranch's largest natural wetland near the southern border.

5+ ACRE FISHING LAKE: A scenic 5+/-acre fishing lake is located within a small hay meadow near the center of the ranch. With gently sloping banks, towering pine trees nearby and a classic East Texas fishing dock, this setting is idea for creating lasting memories on private water.

LITTLE WHITE OAK CREEK: From the north, Little White Oak Creek enters the property and stretches for nearly half a mile through the northeast quadrant of the ranch. This year-round live creek offers a perennial water source for wildlife and waterfowl.

DEER HUNTING: The Burnett Ranch has a strong population of whitetail deer which benefit from large neighboring tracts and diverse habitat. Numerous deer blinds located in strategic areas overlooking pipeline right-of-ways or feeders provide thrilling southern-style deep woods deer hunting. The ranch's dense cover, native browse, pipeline forage and perennial water sources ensure the native herd's best interests are met year-round.

DUCK HUNTING/ NATURAL WETLANDS: The waterfowl hunting at Burnett Ranch can be absolutely spectacular in two natural bottomland wetlands on the ranch. These wetlands are located along the south border and along Little White Oak Creek, below the 289' elevation contour. Surrounded by ancient hardwood trees and button willows, the shallow water setting is ideal for hosting puddle ducks in their annual migration. This general area of East Texas near the Sabine River and several large managed private wetlands has historically been a top region for waterfowl hunting.

STRUCTURAL IMPROVEMENTS: The only structural improvement located on the ranch is a 12,000 SF (120'x100') metal barn. Located near the ranch entry, this two story barn is large enough to store all large equipment and to handle projects of any size.



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PIPELINES/ RAW WATER LINE / POWER LINE: Several underground gas pipelines cross the ranch from east to west. These pipelines are well maintained by their respective companies and create excellent food plots for wildlife in addition to enhancing the ranch's road system throughout the property. There is a power line in the northeast quadrant of the ranch and a raw water line crossing the property from east to west.

MINERALS: There will be no mineral reservations at closing, though seller doesn't warrant owning the minerals under the ranch. There are no active leases or wells on the property.

UTILITIES: Co-op electricity and a rural water line are available to the property.

TAXES: The Burnett Ranch has a timber exemption that will transfer to the new owner; the taxes are estimated to be ~\$4500per year

PRICE: \$1,536,003 (\$2,450/ACRE)

CONTACT:

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