

3 Sisters Pecan Orchard + Haus
402 County Road 111
Wharton, TX 77488

\$850,000
46.42± Acres
Wharton County



3 Sisters Pecan Orchard + Haus
Wharton, TX / Wharton County

SUMMARY

Address

402 County Road 111

City, State Zip

Wharton, TX 77488

County

Wharton County

Type

Recreational Land, Business Opportunity, Residential Property

Latitude / Longitude

29.305113 / -95.993787

Dwelling Square Feet

4,216

Bedrooms / Bathrooms

4 / 2

Acreage

46.42

Price

\$850,000

Property Website

<https://ranchrealestate.com/property/3-sisters-pecan-orchard-haus/wharton/texas/88256/>



3 Sisters Pecan Orchard + Haus Wharton, TX / Wharton County

PROPERTY DESCRIPTION

3 SISTERS PECAN ORCHARD + HAUS | 46 ACRES

The **46.42± acre 3 Sisters Pecan Orchard Ranch** features 39± acres of producing pecan trees (~693 grafted, 28 years old) laid out in efficient rows with a dedicated high-capacity well and full irrigation system. Improvements include a 4-bedroom, 2.5-bath brick home, a 30'x30' barn with loft, three water wells, and new roofs (2024). With historical yields up to 15,000 lbs and recent production averaging 8,000 lbs under part-time management, this turn-key operation — complete with tractors, sprayers, and harvesting equipment — offers buyers a rare opportunity to step into a proven orchard with significant growth potential.

Improvements

- **House:** Brick residence with 4 bedrooms, 2 full baths, and 1 half bath. ~2,300 sq. ft. downstairs finished; ~1,450 sq. ft. upstairs unfinished (includes 3 bedrooms and bonus room).
- **Water Wells:** 3 wells, 340–380 ft. deep, with varying capacities.
- **Barn:** 30'x30' with concrete floor and loft.
- **Recent Updates:** New roof on both house and barn (~1 year old).

Investment Opportunity

The current owner has managed the orchard on a part-time basis. With full-time attention and management, production and income potential could be significantly increased.

Orchard Overview

- **Size & Layout:** 39± acres planted in pecan trees, laid out in 50'x50' offset rows for optimal growth.
- **Trees:** ~693 grafted pecan trees, primarily 28 years old. Varieties include Kiowa, Choctaw, Sioux, Elliot, Prilop, Cado, Pawnee, and Desirable.

Production

- **Average Yield:** ~8,000 lbs in recent years (impacted by weather).
- **Record Yield:** ~15,000 lbs in a strong year.

Irrigation & Soil

- **Water Source:** Dedicated 340' well producing 100 gpm; full underground irrigation system with 45 PSI faucets and emitters.
- **Soil:** Deep Miller clay / sandy loam river silt — ideal for pecan production.

Orchard Management

- **Fertilization & Spraying:** Spring liquid fertilizer, foliar sprays, insect/fungus control.
- **Pruning:** Hand pruned.
- **Harvest:** Mechanical pull-behind picker with support equipment.

Equipment Included

Kubota 75HP tractor (<500 hrs), pecan picker, JD 20HP garden tractor, SAVAGE fan sprayer, brush hog, box blade, pecan sheller, fertilizer hopper, small pickers, and more.

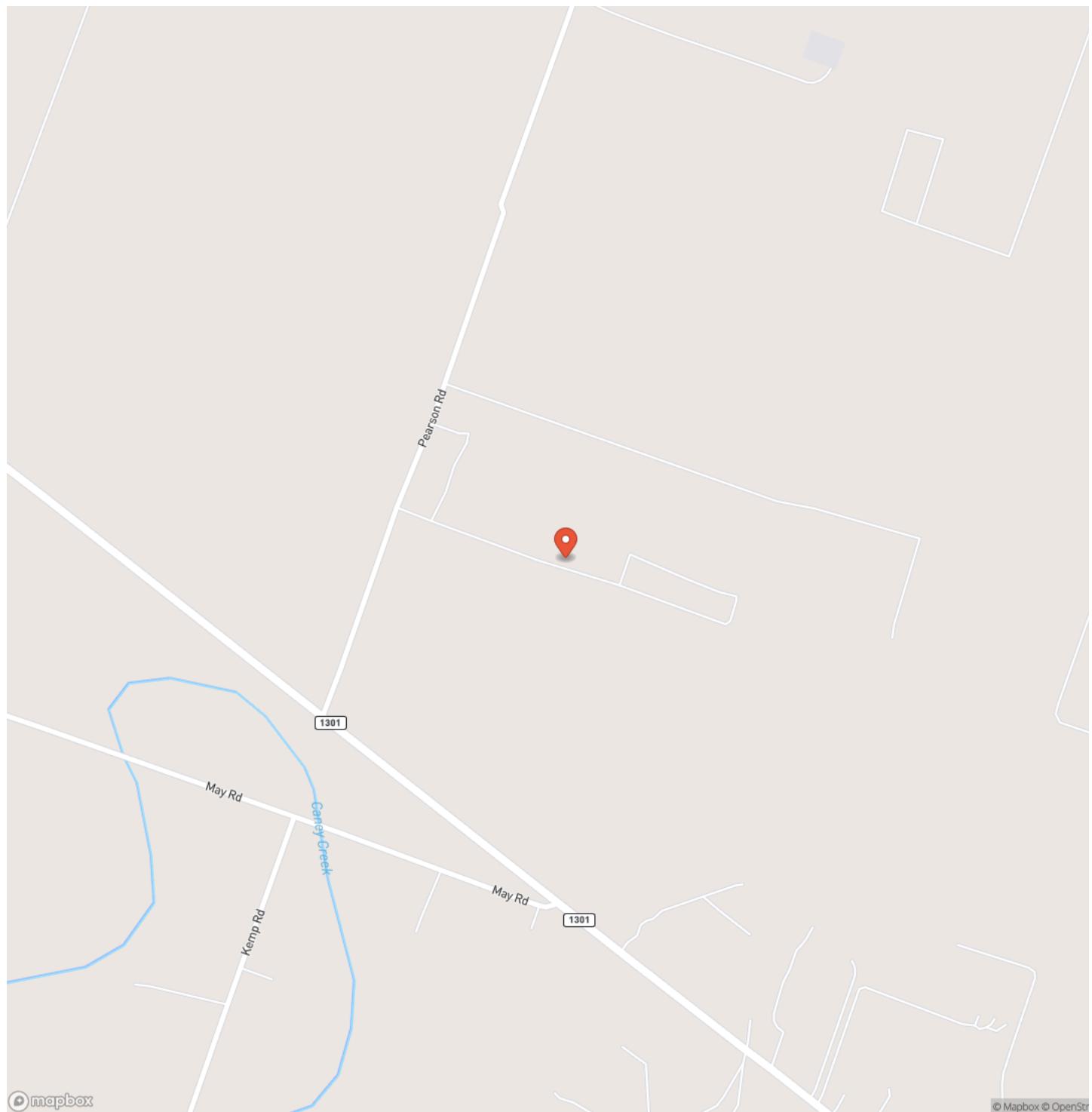
Additional

Some photos used AI enhancing. No trespassing.

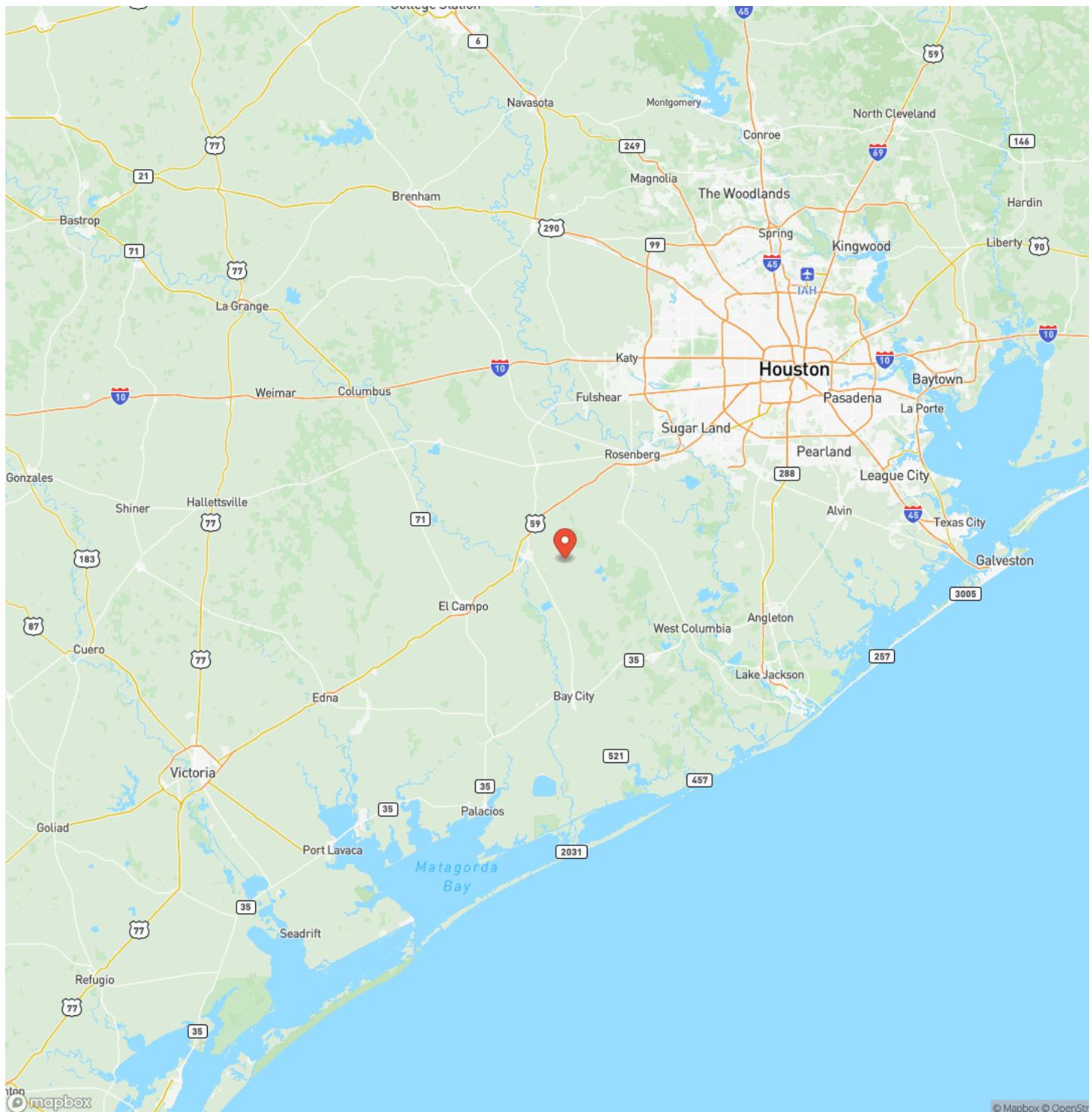
3 Sisters Pecan Orchard + Haus
Wharton, TX / Wharton County



Locator Map



Locator Map



Satellite Map



3 Sisters Pecan Orchard + Haus Wharton, TX / Wharton County

LISTING REPRESENTATIVE
For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

NOTES



NOTES

DISCLAIMERS

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction. Some photos used with AI.

Certain marketing materials may contain AI-generated or digitally enhanced elements. These visuals are for general illustration and do not constitute a representation of property condition or features. Buyers are responsible for verifying all information through inspections and due diligence. No warranties are expressed or implied.

Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
