

**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

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### 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/>



## **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.

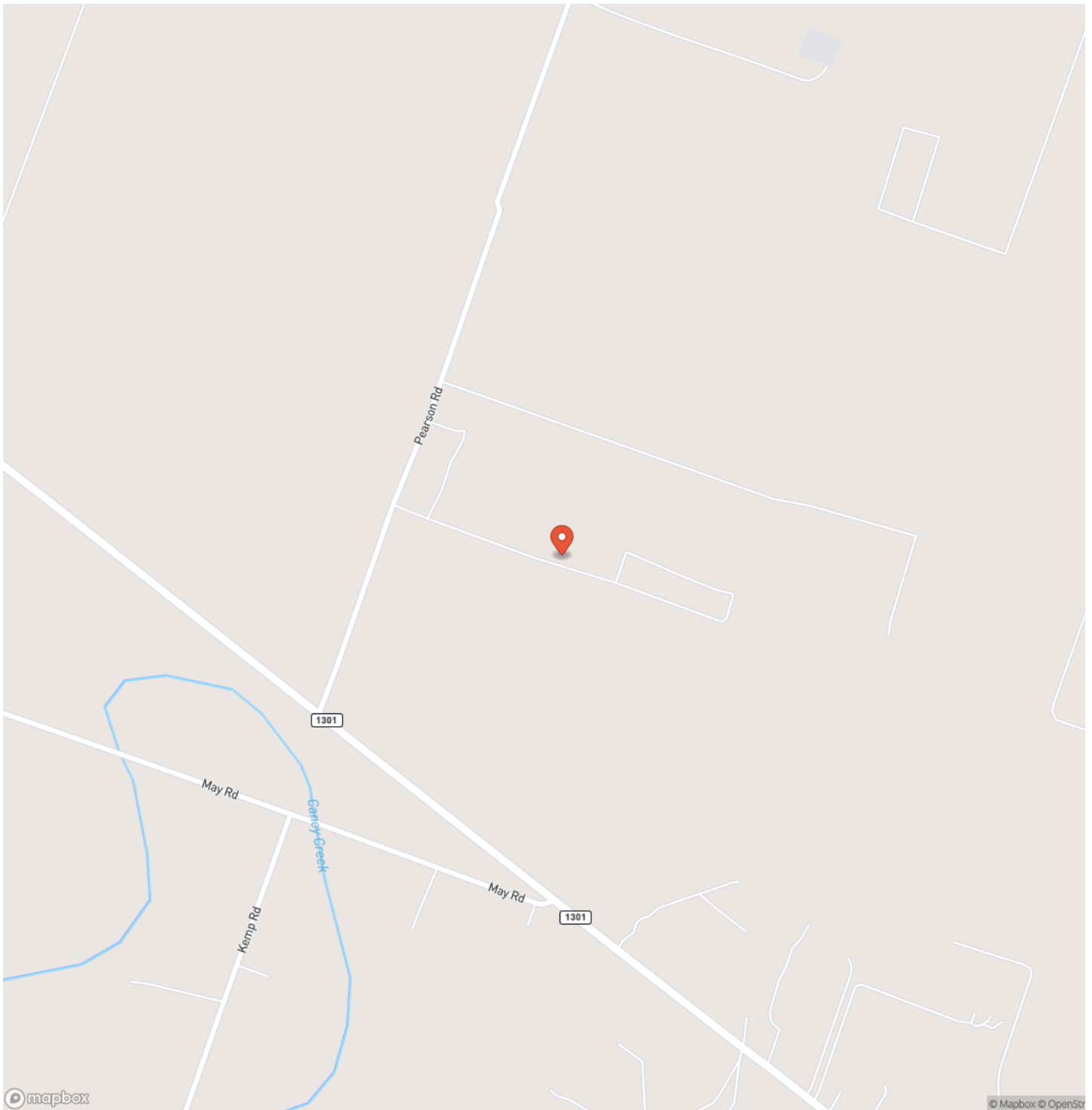


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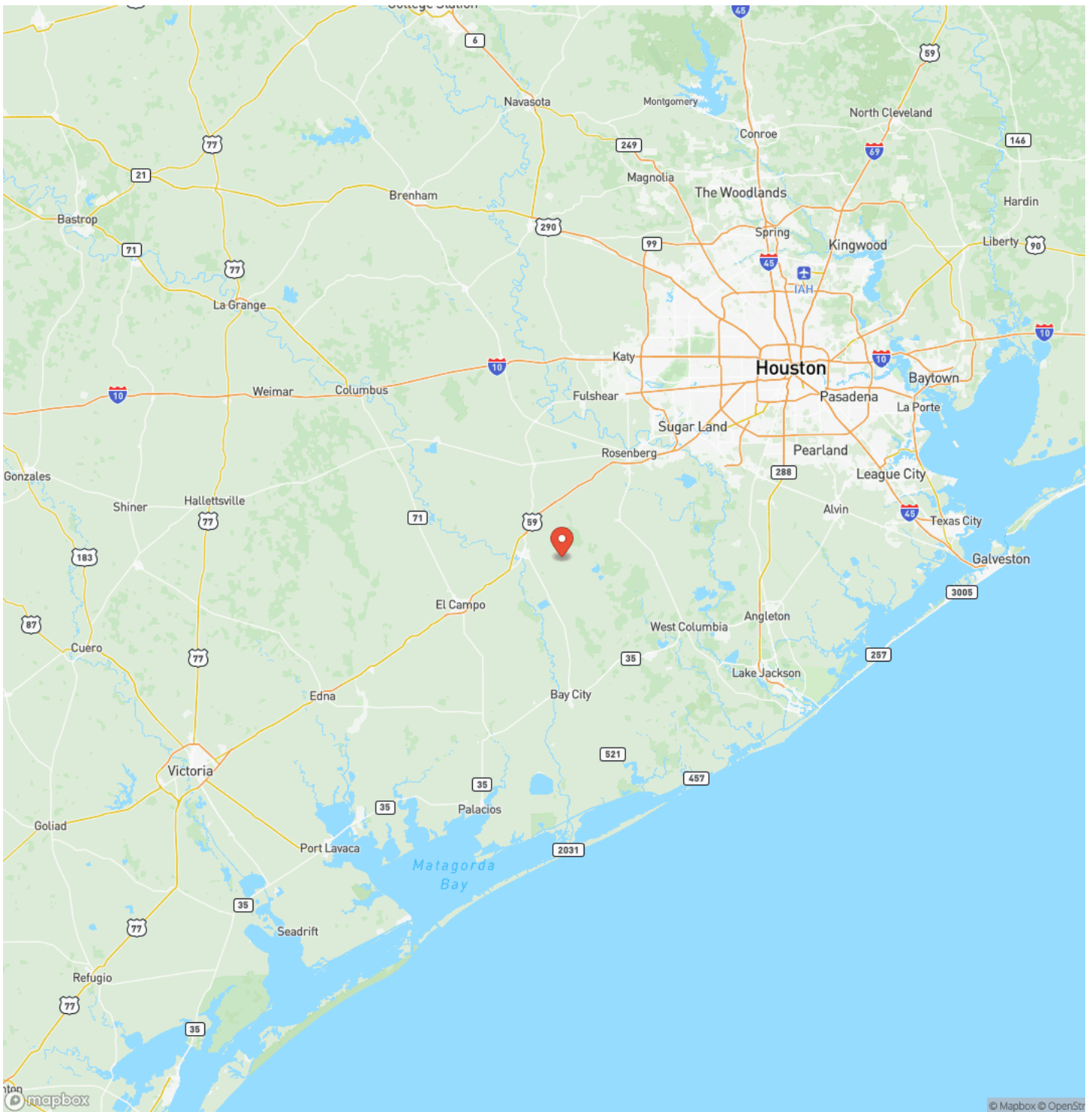
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## Locator Map



## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Colton Harbert

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## Email

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**Address**

City / State / Zip

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## NOTES

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## NOTES

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