

STAR LAKE RANCH
92.45± ACRES
ANDERSON COUNTY, TEXAS
\$1,590,000



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

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OVERVIEW: The Star Lake Ranch is a beautifully well-rounded, turn-key combination ranch located in the heart of Anderson County, just south of Palestine. The beauty of the ranch is evident upon entering the gate as you wind through the picturesque, paved drive amongst towering pines. An immaculate 5,660+/- square foot ranch house sits perched on a hilltop at the end of the paved drive overlooking a stunning 5+/- acre lake. Ample opportunities for fishing, hunting, horses and cattle abound on the ranch.

LOCATION: Located in the heart of Anderson County where the Post Oak Savannah meets with the Piney Woods, approximately 5 miles south from the Loop in Palestine.

STAR LAKE: The 5+/- acre lake is one of the focal points of the ranch and was built in 2015. The lake is stocked with largemouth bass, hybrid, crappie, catfish and a variety of baitfish. With approximately 2825' of shoreline, the lake will fish big and is sure to provide countless hours of enjoyment for friends and family.

A well thought out design of the concrete spillway, allows the water to re-enter the creek after exiting the lake. An additional valve is in place at the back of the dam that can be opened or closed to allow release of additional water from the lake. The backslope of the dam is approximately 4:1, and easily maintained through regular mowing efforts.

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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RESIDENCE: The ranch house sits perched upon a hilltop overlooking the pristine waters of the 5+/- acre lake. It is approximately 5,660/sq. ft. and was built in 2015. The home contains 6 bedrooms and 5 ½ bathrooms. Each bedroom has its' own walk-in closet and private bathroom.

First Floor- The master bedroom is located downstairs and includes a gas fireplace, a big walk-in closet, locked gun room and a beautiful master bathroom with a big walk-in shower. The open kitchen is complete with custom cabinets, professional gas range & stove, built-in microwave & oven, granite countertops with tile backsplash and a large island with a farmhouse sink. A spacious living room with a wood burning fireplace, two additional bedrooms, dining area, half bath, laundry room and large game room round off the downstairs.

Second Floor- The second floor is complete with 3 bedrooms, an office that can be potentially used as another bedroom, and a large entertainment/theater room with ample seating to enjoy movie nights with friends and family.

Basement/Wine Cellar- A wine cellar is located in the basement and would also make for a great storage room or shelter area.

Porches- A wrap around porch and bistro deck area offer a place to enjoy the breeze and the aesthetics of the lake and surrounding landscape. An upstairs covered wooden patio deck overlooks both the lake and pool.

Pool- A heated saltwater pool & hot tub are located just south of the house. The water slide and diving board present endless hours of enjoyment for all ages.

Additional Amenities- Solar panels on the roof keep energy costs to a minimum and the large propane powered Generac generator was a lifesaver during the recent "Texas blizzard". The home also has an attached 2 car garage. WiFi/Internet is also in place, making the idea of working remotely an easy choice. An exquisite electronic entry gate is located off of ACR 2107. A basketball court is approximately 1750/sq. ft., with an adjustable height rim sits adjacent to the attached garage.

UTILITIES: Trinity Valley Electric Cooperative provides electrical service and Anderson County Cedar Creek Water Supply provides rural water to the property.



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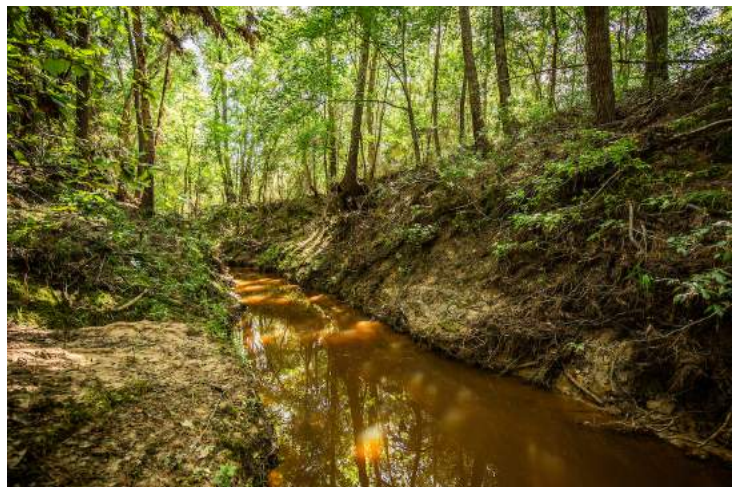
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WILDLIFE & HUNTING: In addition to fishing on the 5+/- acre lake, ample hunting opportunities abound at Star Lake Ranch. Ample cover and forage present excellent opportunities for whitetail deer, feral hogs, coyote, and bobcats. Be sure to check out the game camera photos in the photo lineup.

BARN & SHOP: Just steps from the home you'll find a large barn/shop with approximately 3,500/sq. ft. under roof and an attached covering of approximately 800/ sq. ft. for RV or boat storage. The shop has roll-up doors on two sides, offers a spray foam insulated partition within for a climate-controlled work area, and also provides a small living area with kitchenette and bath. The shop also has a handy walk-in cooler and game processing area that's sure to see lots of use.

HORSE BARN: The ranch offers an approximately 1,800/sq. ft. eight (8) stall horse barn fully equipped with tack/feed room, wash area, and roll-up drive through doors on each end. Each separate stall opens to the fenced paddock where you will find a lean-to shed on either side of the barn. Water is piped to the barn and troughs within the paddock.

TERRAIN/TOPOGRAPHY: Cedar Creek traverses through the ranch and runs southward along the western boundary. Three other seasonal creeks flow through the ranch as well, providing ample water for holding abundant wildlife. Approximately 16+/- acres of improved pasture offers ample grazing for horses and/or a few head of cattle. The perimeter fencing is fair to poor, while the cross fencing is currently supporting three horses on the ranch. Mature pine trees line Star Lake, the entry drive and the County Road, as well as dotting the pastures and hardwood areas. The remainder of the ranch has mature hardwood forests that surround the numerous creeks. There is approximately 60-70' of elevation change throughout the ranch, with the home sitting on the high point at 350' above sea level.



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TAXES: Star Lake Ranch is under ag. exemption. Per Anderson County Tax Assessor, the property taxes for Star Lake Ranch were \$15,957.16 in 2020.

DIRECTIONS: From Dallas, head south on I-45 for approximately 86 miles to take Exit 198 toward FM-27/Fairfield/Wortham. Take a left onto W Commerce St/FM-27. After .9 miles take slight left turn onto US-84 E. Travel 24.6 miles to take a right onto TX-294. After 5.7 miles turn left onto ACR 2101. After 1.31 miles turn right onto ACR 2107. The ranch entrance will be on your right after you travel approximately .7 miles.

From Palestine, head SW on FM 322 from the loop. Turn right onto ACR 2107, and then travel approximately .85 miles to the ranch entrance on the left.

From Houston, head north on I-45 for approximately 130.6 miles. Take Exit 178 toward US-79. Turn right onto US-79 and travel approximately 23.7 miles to take a right onto TX-294. After 5.7 miles turn left onto ACR 2101. After 1.31 miles turn right onto ACR 2107. The ranch entrance will be on your right after you travel approximately .7 miles.

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: **\$1,590,000**

CONTACT:

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