

HAUSLER CREEK RANCH

2935_{+/-} ACRES

FREESTONE COUNTY, TEXAS

\$10,844,825 (\$3695/ACRE)



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

HAUSLER CREEK RANCH

FREESTONE COUNTY, TEXAS | 2,935+/- ACRES



PROPERTY OVERVIEW: Manicured, improved hay pastures roll gently into thick hardwood forests through Hausler Creek Ranch. This is an exceptionally diverse property including 2,935 +/- contiguous deeded acres. Approximately 470 acres of improved pastures produce an average of over 7,000 round bales of hay in three cuttings per year without livestock production. The owner has recently implemented a cattle feeding program designed to accommodate an Angus herd consistently grazing up to 500+ head under rotational grazing while maintaining a significant hay crop yielding 1,500 – 2,000 4' x 6' round bales. Two large live creeks, numerous creek draws, one small lake stocked with largemouth bass, six stock tanks and five managed wetland units provide ample water for livestock and wildlife. Multiple larger potential lake sites exist throughout the ranch. Managed wetlands attract migrating waterfowl in the flooded green timber reservoirs.

IMPROVEMENTS: The improvements on Hausler Creek Ranch are limited to a single mobile home, electricity, water, a septic system, good fencing and multiple pond/lake dam sites. Located minutes from Interstate 45, the Hausler Creek Ranch is 1.5 hours drive time from Dallas and two hours from the Houston metro area. Location, productive agriculture, beautiful terrain, abundant wildlife, and practical improvements combine to create a phenomenally diverse ranch offering.

LOCATION: Hausler Creek Ranch is located 7.5 miles west of Fairfield, Texas in Freestone County. The ranch location enables a convenient drive from Dallas (90 miles north) and Houston (150 miles south). Austin is located approximately 155 miles southwest of the property.

Teague Municipal Airport is located approximately 9 miles southwest of the ranch and offers runway length of ~3300 feet.

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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THE LAND/SOILS: Throughout the county, the soils vary from loamy to claypan with a sandy or loamy surface. On the Hausler Creek Ranch, Bermuda grasses and strategically planted food plots for wildlife thrive in the sandy/clay loam soils. At least six types of oak trees – red oaks, live oaks, sand oaks, post oaks, pin oaks, and water oaks – grow in dense groves and forests along with ash, blue jack, elm, and black walnut trees. Junipers give cover to wildlife, river birch grow along the creeks, and bursts of white dogwood blossoms herald the arrival of spring.

ELEVATION: Hausler Creek Ranch possesses well above average topography for the geographic area. Scenic rolling hills descend into numerous pinch points, drainages, fertile creek bottoms and hardwood forests. Elevations on the property range from approximately 350 feet to 465 feet resulting in over 110 feet of elevation change.

WATER: Three spring-fed creeks run through the ranch. The largest two, Hausler Creek and Caney Creek, converge beyond the ranch with Sneed Creek and Walnut Creek. There is one stocked lake and six ponds on the ranch. Two water wells are located on the property and co-op water serves the improvements. The ranch boasts significant elevation change that appears to be well suited for additional lake sites, if desired.

WETLANDS: There are five managed wetland units strategically placed along the hardwood lined creeks and spring-fed low-lying bottomland that range in size from a 3.25 to 20+/- acres. Two of the units have water control structures to permit flooding in the fall and facilitate proper drainage and drawdown in the spring. The flooded green timber, which holds water in the winter, is superb for duck hunting. In dry years, the wetlands can be supplemented with water pumped from the adjacent live water creeks.



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AGRICULTURAL OPERATIONS:

Cattle and superior hay production make a significant contribution to the diversity found on Hausler Creek Ranch. These features also represent significant income/income potential for the property. Ranch pastures are currently being grazed by an Angus herd owned by a notable producer of all natural premium beef. While ranch ownership is not interested in stressing improved pastures, rotational grazing practices yield conservative carrying capacities up to 550+ head while simultaneously harvesting between 1,500 and 2,000 4' x 6' round bales of hay per year.

Hay & Forbs- approximately 470 acres of the ranch are planted in Jiggs & Tifton 85 Bermuda grasses which produce an average of 7,000+ 4' x 6' round bales per year from three cuttings when not grazed. The horse-quality hay has been tested to have a protein factor of 17 or better. Many of the pastures have been overseeded with Ball Clover, a legume and natural fertilizer that restores nitrogen to the soil when it dies off in late spring.

Approximately 50 acres of food plots planted in clover, wheat, and oats have been strategically located in the middle of the property to provide forage for deer and other wildlife. The soil in the hay fields and food plots is tested annually to determine the best fertilizer mix to maximize yield. Potash was applied in 2016. Controlled burn schedules have been applied to many wooded areas to encourage the growth of forbs and nutritious native broadleaf plants, for deer and wildlife.

FENCING: The ranch has been fenced and cross fenced with miles of exterior low fencing consisting of 5-strand barbed wire. Most openings have cattle guards instead of gates to facilitate internal ranch travel. Interior cross fencing, gates and cattle guards are in above average to excellent condition. All exterior fence lines were cleared in 2018.



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ROADS: All-weather roads, built over a caliche base with large culverts where needed, provide excellent access throughout the ranch.

WILDLIFE: Hausler Creek Ranch is known for its excellent hunting opportunities. The oak groves, hardwood forests, creeks, and food plots create a terrific habitat for whitetail deer and other wildlife species. On this low-fence ranch, where hunting is fair chase, the deer population has been judiciously managed with supplemental corn and protein feed placed at strategic sites. While it is typical to see a 130 - 140" buck on Hausler Creek, this ranch also produces larger Boone and Crockett sized deer in the 160-180" class. The property has been enrolled in the Texas Managed Lands Deer Program Level 3 for the past 18 years.

At the peak of waterfowl migration, thousands of puddle ducks converge on the managed and natural green timber wetlands. Mallards, widgeons, gadwalls, teal, pintails and wood ducks flock to capture floating acorns, abundant smartweed in the shallow water hardwood bottoms providing unforgettable moments in time.

IMPROVEMENTS: A single mobile home is nestled in a grove of hardwood trees near the southeast corner of the ranch. Three sides of the ranch are currently fenced and cross fenced with fencing and cattle guards in above average to excellent condition. Numerous potential home sites exist on the property subject to Buyer preferences.

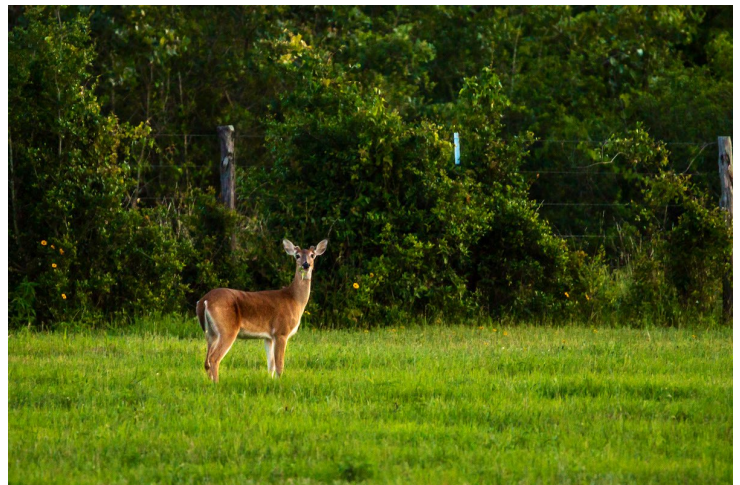
EASEMENTS: Three gas pipeline easements cross the property. Food plots and managed grasses currently grow in most of the easements.

UTILITIES:

- Electricity is provided by Navarro County Electric Cooperative
- Clay Hill Water Supply Corporation provides water to the improvements
- There are two water wells not currently in use
- Improvements are served by propane gas and septic systems

SCHOOL DISTRICT: Teague Independent School District

MINERAL RIGHTS: Seller owned minerals do not convey at the current asking price. There are two gas wells located on the ranch with only 44 acres leased around each well.



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PROPERTY TAXES: Property taxes are estimated to be approximately \$6,000 per year including an agriculture exemption on the majority of the property.

BROKERS' COMMENTS: Hausler Creek Ranch is one of the finest low- fence, large ranches in central/east Texas with beautiful rolling terrain and inspiring vistas. The property has been very well managed to promote outstanding livestock/hay production and wildlife habitat. Large populations of whitetail deer, wild hogs, ducks, and dove together with stocked lakes present excellent recreational opportunities for hunting and fishing. Good fences, live water, contiguous acreage, hardwood timber and proximity to Dallas, Houston and Austin make this ranch a rare find.

COOPERATING BROKER: Cooperating Brokers/Agents representing Buyers must be present for all showings to participate in real estate commissions. Hortenstine Ranch Company LLC reserves the right to determine the level of fee participation shared with a cooperating Broker.

PRICE: \$3,695/Acre (\$10,844,825.00)

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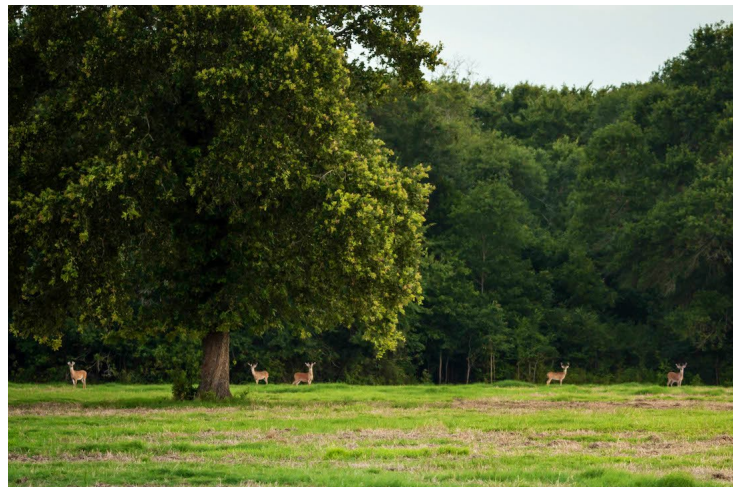
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