

# SUNRISE RANCH

339.41± ACRES

WISE COUNTY, TEXAS

\$2,525,000



Office: (214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)

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**LOCATION:** Sunrise Ranch is located near Sunset, Texas, in northwestern Wise County. Conveniently situated ~1 hour from Ft. Worth, Texas (57 miles), and 1.5 hours from Dallas, Texas (83 miles), the nearest towns are Sunset, Texas, (2.5 miles NW), Decatur, Texas, (17 miles SE), and Denton, Texas, (44 miles SE). Paved road access to the ranch's entry gate is provided by Private Road 2892 immediately adjacent to US Highway 287.

From Dallas: Follow I-35E north and exit Highway 380 west in Denton. Turn left (west) on Highway 380 and proceed approximately 24 miles, then take the US Highway 287 North exit. Next, proceed approximately 16 miles to Private Road 2892 and turn right. The entry gate to Sunrise Ranch is straight ahead.

From Fort Worth: Follow I-35W north and merge onto US Highway 287 N toward Decatur. Then travel for ~31 miles to Decatur. Continuing on US Highway 287 N, proceed ~16 miles to Private Road 2892 and turn right. The entry gate is straight ahead.

**OVERVIEW:** Sunrise Ranch is the textbook definition of the term "combination ranch." The property possesses scenic recreational and productive agricultural ranch features coupled with excellent proximity to the Dallas/Ft. Worth Metroplex area. Livestock ranchers and sportsmen benefit collectively from private hardwood tree canopies, fertile improved pastures, all weather interior roads, scenic creek crossings, acorns, natural forbs, exceptional hay production and eight ponds. The ranch is complimented by well-designed and constructed improvements that offer enjoyment for the whole family! Whether you are seeking a primary or secondary place to call home, this unique offering yields remarkable attention to detail. Diverse features, a well-constructed home/lodge and supporting improvements combine to create a premier turn-key combination farm/ranch and retreat.

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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**LODGE/HOME & HEADQUARTERS:** Located amongst a maturing Pine and hardwood tree canopy, the main lodge and attached garage are of custom design, excellent construction and nicely appointed by brick on the exterior. A spacious covered porch extends from the rear of the home towards the swimming pool providing shade to relax, room to entertain, and peaceful views of the back lawn and vast northern pasture leading to the bottom of Brushy Creek. Headquarters comfortably provides approximately 4,105 square feet of living space including a large open concept den, kitchen, dining and entertainment area. A spacious master bedroom, guest bedroom, 2 full bathrooms, office, and laundry room are located downstairs while an additional bedroom, game room and full bathroom are located upstairs. The game room is currently in use as a fourth bedroom. A three-car garage with extra storage space is conveniently attached to the lodge.

**OTHER IMPROVEMENTS:** In addition to quality barbed wire fencing and cross fencing, the main ranch entrance is complimented by a custom pipe-rail gate with secure entrance and stone accents.

Located adjacent to the main lodge is a sturdy, corrugated metal equipment barn with concrete slab measuring approximately 75' X 75' including electricity, water, storage, work area, interior stalls and a tack room. Near to the equipment barn lies a set of working pens with covered loafing areas. A covered equipment/implement storage wing extends from the NE side of the barn while a spacious hay trap is located adjacent to the working pen area.

Neatly nestled within the hardwood canopy, a second well - constructed, private home with utilities is located in the central area of the of the ranch. This single - story brick home consists of approximately 2,890 square feet of living space and is comprised of 4 bedrooms, 2 full bathrooms, a spacious den with fireplace, kitchen, dining area, office and laundry room. An attached carport provides plenty of covered space for two vehicles and additional storage. The home is well suited for a guest home, foreman's home, or tenant foreman's quarters.

Four water wells (one with wind mills) provide a generous supply of quality water to all structural improvements and watering troughs while residential electricity lines provide energy into the property and near ranch boundaries. Eight ponds are strategically located on the ranch for livestock, rotational grazing, and wildlife.



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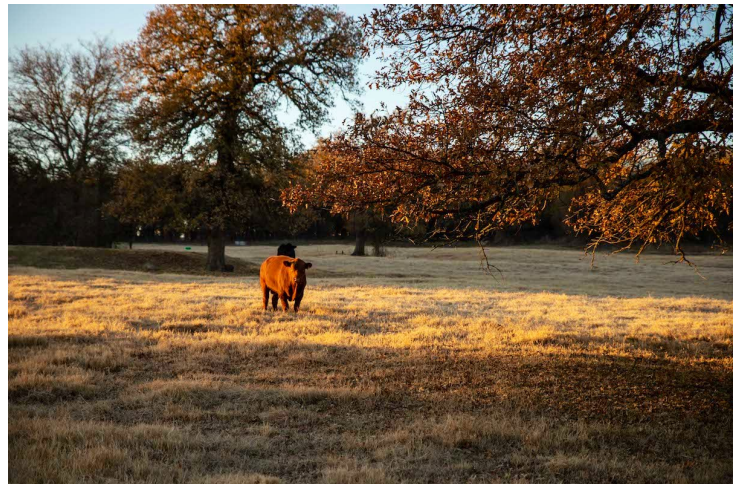
**TREES, GRASSES, AND FORBS:** Oak varieties, Pecan trees located in the creek bottoms, Hickory, and Elm among other hardwood tree types make up the primary tree canopy on Sunrise Ranch. Approximately 45% of the farm is sheltered with mature timber providing excellent wildlife habitat, shade for livestock, and a stellar setting for ranch improvements!

Robust improved Bermuda grasses blanket pastures and provide forage for cattle and horses. The north pasture is dedicated to hay production. It comprises 42± acres of carefully maintained Coastal Bermuda Grass consistently yielding 250 -300 round bales of hay per year. Sunrise Ranch conservatively carries 60 AUs.

The Whitetail Deer population benefits from managed food plots and plentiful forbs on the ranch including Catnip, Illinois Bundleflower, and Chickweed while native acorns provide a steady source of protein in the fall.

**TOPOGRAPHY:** Well maintained gravel ranch roads meander through rolling elevation changes of 100+/- feet. Rolling topography creates scenic crowns, draws, travel corridors, pinch points, and significant creek drainage central to the property. There is a ridge line running parallel to the creek with a bottom area in between. At ~950' the northern boundary is the high point on the property. Lower elevations carry into Brushy Creek and dip near the center of Sunrise Rise while gradually inclining again while traveling south through the property.

**WILDLIFE/HUNTING:** In addition to an active native Whitetail deer population, Rio Grande turkey, dove, and migrating waterfowl can be prevalent on the ranch. Indigenous species of varmints, toads, lizards, birds, and insects play their role in a diverse, thriving, and protected ecosystem on Sunrise Ranch. Fishing for Bass and Catfish abounds on the largest pond centrally located on the ranch. Food plots are planted annually in late Summer/early Fall to nurture the native deer herd.



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**PRICE: \$2,525,000**

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## CONTACT:

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**WATER:** Water resources on Sunrise Ranch are prevalent and a significant feature of the property. Water sources include: 8 ponds, a significant creek drainage (Brushy Creek), 4 productive water wells, and a spacious in-ground swimming pool.

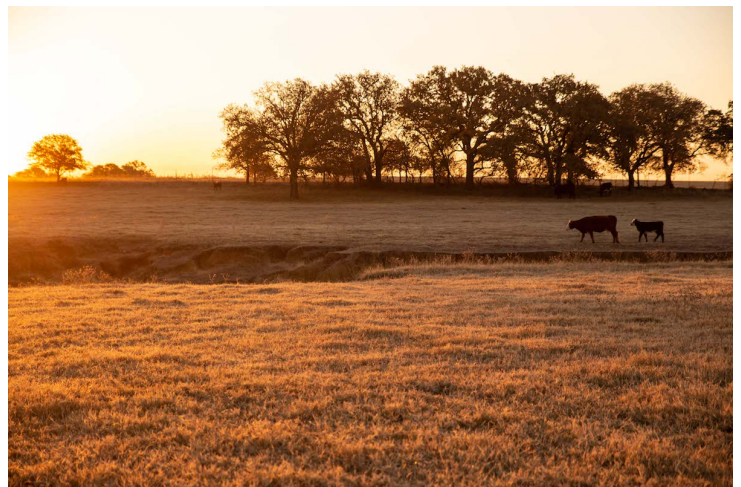
**TAXES:** 2019 Property Taxes were \$12,500.00

**MINERALS:** Surface only. There is no oil/gas production on the property.

**UTILITIES:** Four water wells exist on the property. Two wells service the improvements on the property and are located in the Trinity Aquifer/Paluxy Formation. Residential electricity services all applicable improvements on the ranch. Septic systems are in place for all inhabitable improvements.

### COOPERATING BROKER AND 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.



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