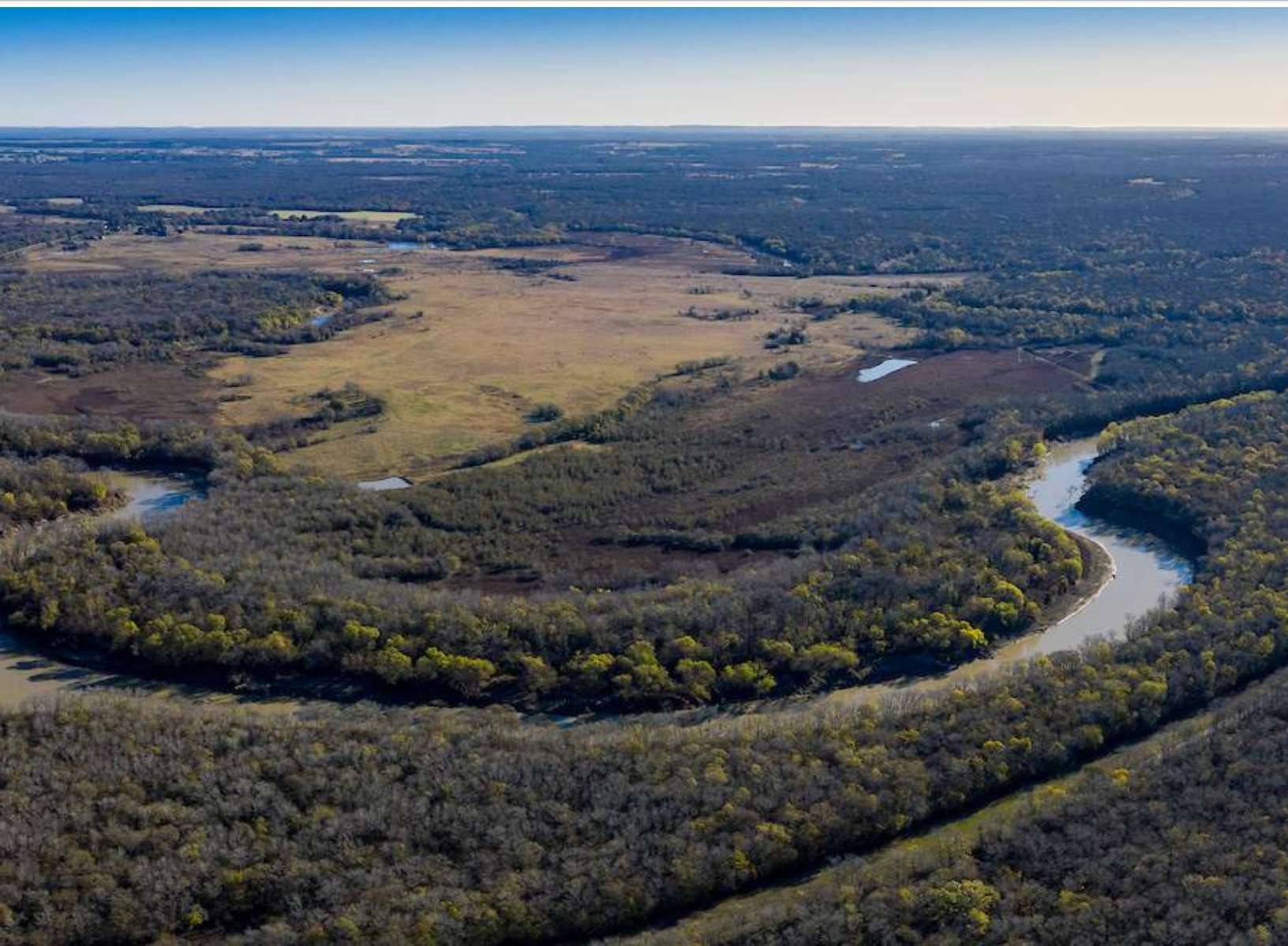


TRINITY RIVER RANCH

765± ACRES

ANDERSON COUNTY, TEXAS

\$2,754,000



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

TRINITY RIVER RANCH

ANDERSON COUNTY, TEXAS | 765± ACRES



OVERVIEW: Location, location, location! That phrase is personified in our new Trinity River Ranch listing. Ideally located within a short drive of DFW, and surrounded by world class waterfowl and wildlife habitat, Trinity River Ranch has a little bit of everything to offer to even the most discerning cattle and/or recreational ranch buyer. The ranch borders the prestigious Richland Creek Wildlife Management Area and the Tarrant County Water District; with the latter being off limits to hunting. The ranch gate is also less than 3+/- miles to the Richland-Chambers

Reservoir and 22+/- miles to Cedar Creek Reservoir. Trinity River Ranch has the benefit of having approximately 5 miles of Trinity River Frontage, however, it only has approximately 269+/- acres of floodplain (per FEMA flood map).

LOCATION: The ranch is located just east of the Trinity River, in Cayuga, TX, off Hwy 287, ~83 miles from Dallas, 107 miles from Fort Worth and 173 miles from Houston. It is also conveniently located to Athens (~23 miles) and Palestine (~29 miles).

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



TRINITY RIVER RANCH

ANDERSON COUNTY, TEXAS | 765± ACRES

DIRECTIONS: From Dallas, head south on I-45 for approximately 55 miles. In Corsicana, head east on US-287 for approximately 26.55 miles and the ranch will be immediately upon your right after crossing over the Trinity River.

From Houston, head north on I-45 for approximately 150 miles to exit onto US-84 in Fairfield. Head east for approximately 1.4 miles to turn left onto Main St. After 1.1 miles, Main St. becomes FM 488. Continue on FM-488 for ~17.1 miles to turn right onto US-287. The ranch is approximately 2.93 miles and will be immediately upon your right after crossing over the Trinity River.

From Fort Worth, take US-287 S for approximately 60 miles to merge onto I-45 S. After approximately 10.3 miles, head east onto US-287 for approximately 26.55 miles and the ranch will be immediately upon your right after crossing over the Trinity River.

IMPROVEMENTS: A two-story farm home, originally built around 1933 is located just off the road and is approximately 2,104/sq. ft. It was last remodeled in the mid-1970s, however it would make a great home, hunter's cabin and/or foreman's home. The home has four bedrooms and one bath. A covered carport and porch are next to the home and present a covered space to rest, relax and lookout over the majority of the ranch.

A large steel barn on slab is located towards the middle of the property on the west side of the ranch, and it is ~6000/sq. ft.

WILDLIFE & HUNTING: Trinity River Ranch has amazing hunting opportunities to chase after infamous Trinity River bottomland whitetail deer, wintering waterfowl, feral hogs and dove. The ranch has ample cover and forage to support a healthy whitetail deer population. It is also not uncommon to see deer swimming across the Trinity River from the Richland Creek Wildlife Management Area. There are also multiple areas to establish managed wetlands

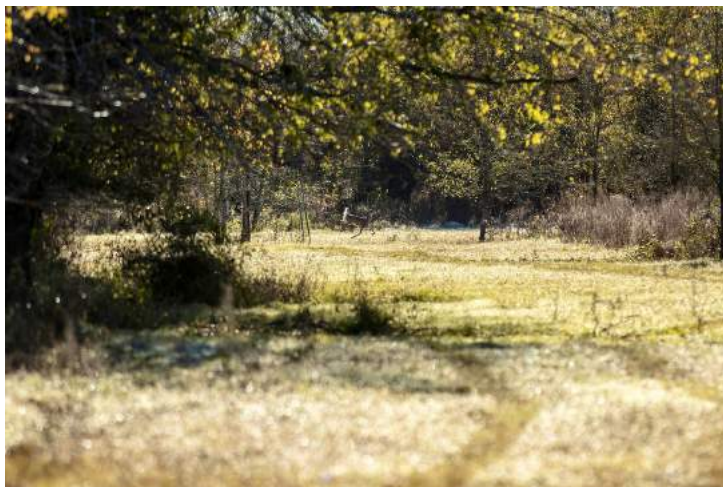
to take advantage of the prime location of Trinity River Ranch in relation to duck hunting.

Ample fishing opportunities are present on the Trinity River, to include alligator gar, catfish, largemouth bass, white bass and crappie.

CATTLE: The ranch is currently running approximately 100 head of black angus cattle, plus calves. The ranch could easily support 175-200 pairs. Trinity River Ranch is perimeter fenced, outside of the Trinity River boundary. There is also cross fencing in place throughout the pastures. A set of working cattle pens is located on the western side of the ranch near the barns.

WATER WELLS: Trinity River Ranch has two water wells. One services the ranch home, while the other is on the western side of the ranch near the barns and pens.

TIMBER/PASTURE: In reviewing the aerial, it is easy to overlook the amount of timber that is present on the ranch. The ranch boasts approximately 216+/- acres of mature hardwoods, ideal for cover and forage for whitetail deer and hogs. The remaining acreage (549+/- acres) is ideal grazing land for cattle and is also dotted by scenic hardwoods throughout the pastures.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



TRINITY RIVER RANCH

ANDERSON COUNTY, TEXAS | 765± ACRES

TRINITY RIVER: With over 5+/- miles of Trinity River frontage, the ranch is located within a central flyway and in an area known to harbor large groups of waterfowl throughout the season. The Trinity River corridor is a known internal Texas flyway, with the Richland Creek WMA being located just on the opposite side of the river. The ranch presents excellent opportunities to introduce managed wetlands to capitalize on the ranch's ideal location.

A public boat launch/ramp onto the Trinity is located nearby on the north side of Highway 287.

RICHLAND CREEK WILDLIFE MANAGEMENT AREA: The Richland Creek WMA is approximately 13,783+/- Acres in size. It was named for Richland Creek, a tributary to the Trinity River, which flowed through the property prior to the construction of Richland-Chambers reservoir. Richland Creek Wildlife Management Area was created to compensate for habitat losses associated with the construction of Richland-Chambers Reservoir. The Area is owned and managed by Texas Parks and Wildlife Department. The mission of RCWMA is to develop and manage populations of indigenous and migratory wildlife species and their habitats and to provide quality consumptive and non-consumptive public-use in a manner that is not detrimental to the resource.

Richland Creek Wildlife Management Area is located in an ecotone separating the Post Oak Savannah and Blackland Prairie ecological regions and the Area lies almost entirely within the Trinity River floodplain. The Area is subject to periodic and prolonged flooding. Average annual rainfall is 40 inches. Soils consist primarily of Trinity and Kaufman clays. These bottomland soils are highly productive and support a wide array of bottomland and wetland dependent wildlife and vegetation communities.

RICHLAND-CHAMBERS RESERVOIR: Richland-Chambers Reservoir is the third largest inland reservoir by surface area and the 8th largest reservoir by water volume in Texas formed by the impoundment of Richland Creek and Chambers Creek east-southeast of the town of Corsicana and south of Kerens, in Navarro County and Freestone County, Texas, USA. It is approximately 41,356 acres and has 330 miles of shoreline and is "Y" shaped with the dam on the eastern end of the lake.

CEDAR CREEK RESERVOIR: Cedar Creek Reservoir is approximately 32,623 acres, 18 miles long and offers 320 miles of shoreline. The lake was built on Cedar Creek, a tributary to the Trinity River, and is a highly desirable lake for DFW weekenders and/or permanent residents. The dam is at the south end of the lake in the town of Malakoff. The spillway on the west side of the lake lets water into a canal to the Trinity River which is located in Tool, Texas. Other major creeks that contribute to the inflow are Caney Creek, Clear Creek, and King's Creek.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



TRINITY RIVER RANCH

ANDERSON COUNTY, TEXAS | 765± ACRES

MINERALS: Surface only.

TAXES: The Trinity River Ranch is under an agricultural exemption. The taxes were approximately \$2,980.49 in 2020 per Anderson County Tax Assessor.

PRICE: \$2,754,000 (\$3600 per acre)

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.

CONTACT:

Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

214-361-9191 office

214-361-2095 fax

Chance Turner- Agent

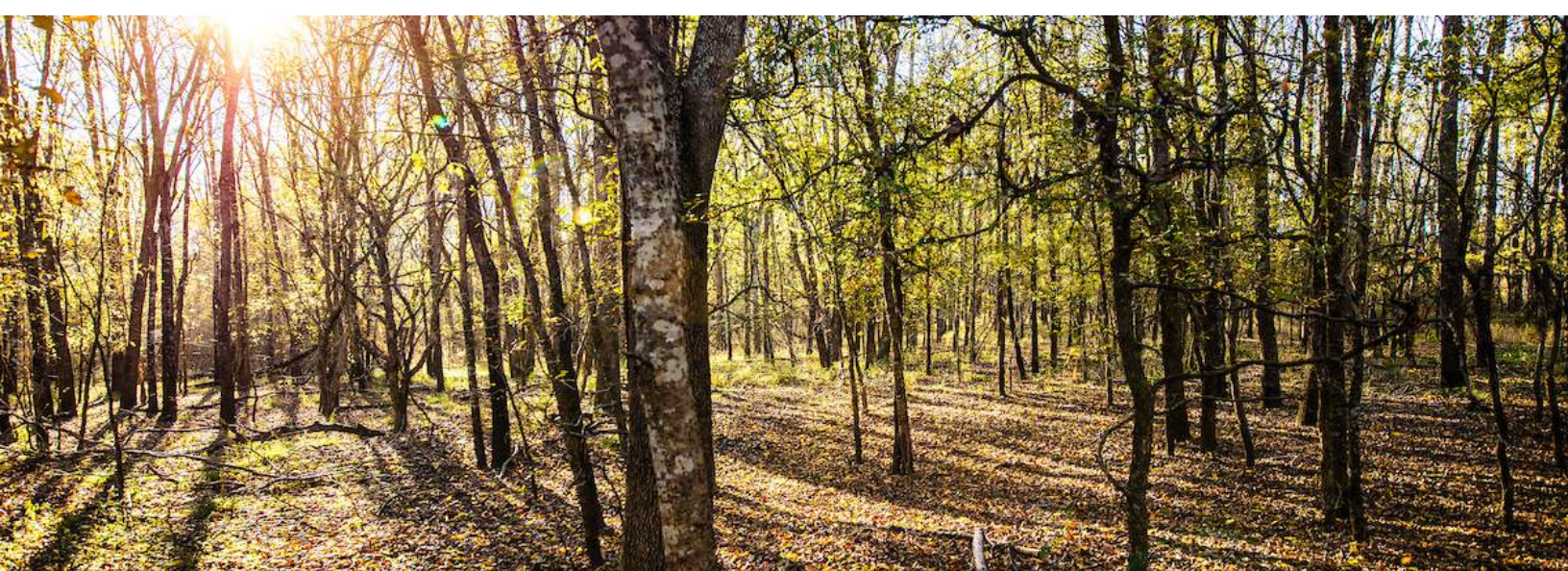
(972) 765-7326 mobile

chance@hrcranch.com



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.





TRINITY RIVER RANCH

765± ACRES

ANDERSON COUNTY, TEXAS

\$2,754,000



Hortensine Ranch Company, LLC (Broker)

www.hrcranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Chance Turner- Agent

chance@hrcranch.com

Mobile: (972) 765-7326

