

GUN BARREL RANCH

840+/- ACRES

FREESTONE COUNTY, TEXAS

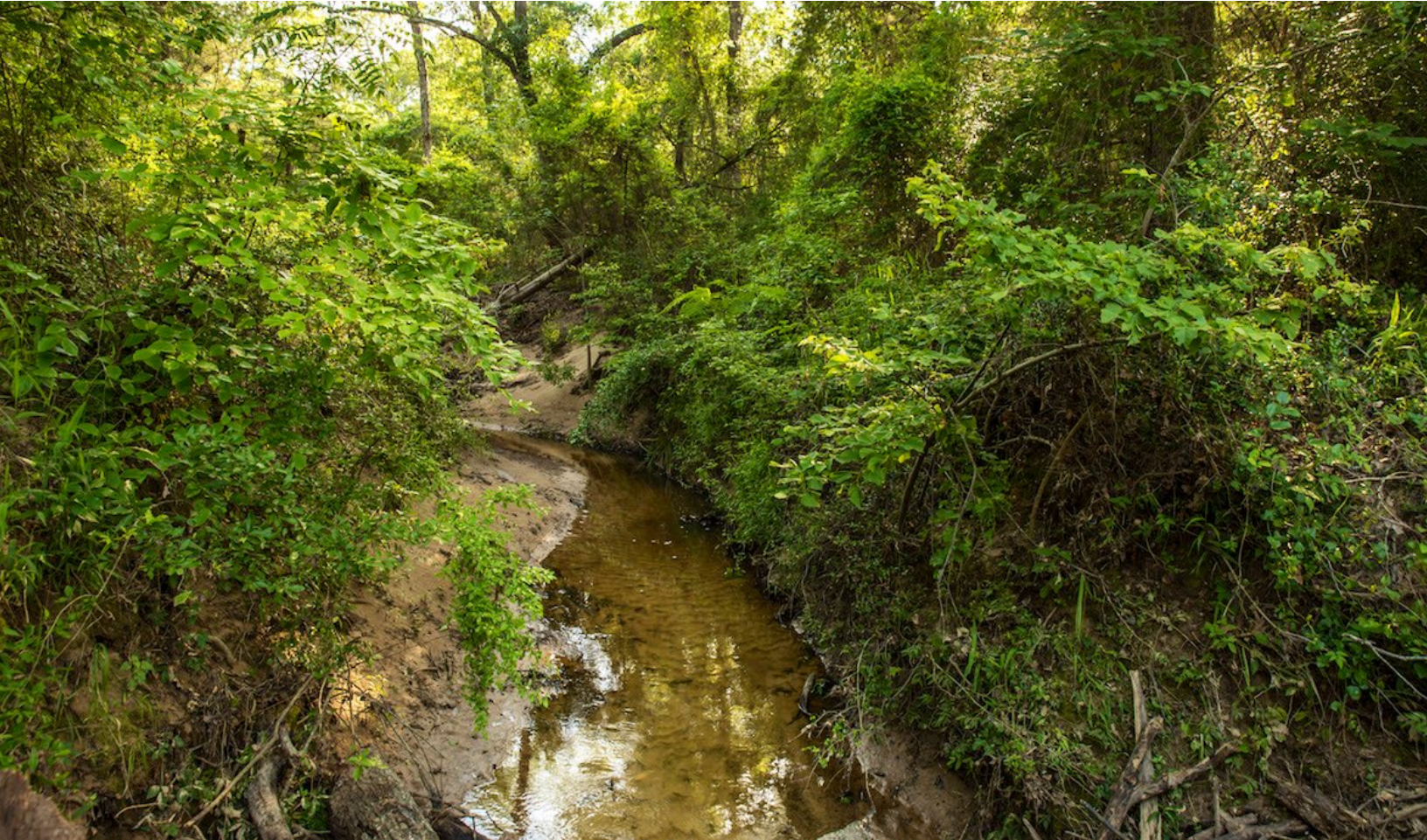
\$2,772,000 (\$3300/ACRE)



Office: (214) 361-9191
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PROPERTY SUMMARY: Gun Barrel Ranch is an exceptional recreational ranch located in the heart of Freestone County, TX. Gun Barrel Ranch is conveniently located west of Interstate 45 half way between Houston and Dallas/Ft Worth. The ranch features a mature hardwood canopy throughout, established and managed food plots, two potential sizeable lake sites, rolling topography with over 100' of elevation change, managed low fenced whitetail herd and miles of managed trails/roads to navigate the ranch at your leisure. Additional land could be added and the division line is not an absolute. View Hausler Creek Ranch to see adjoining acreage.

HISTORY: The ranch has a deep history dating back to the late 1800's where an old moonshiner lived in a primitive cabin located on the ranch just off of a natural spring, where he produced moonshine. The moonshiner had multiple encounters with law enforcement during the prohibition days and a shoot-out occurred in front of the cabin. The old whiskey maker shot and killed two law enforcement officers and later, in a second encounter, the moonshiner was killed as well. The cabin remains intact today but left mainly in its natural state for guests to walk back in time while imagining the scenes of the past.

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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LOCATION: Centrally located approximately 87+/- miles from Dallas, 119+/- miles from Ft Worth, 160+/- miles from Houston and 160+/- miles from Austin, TX. Gun Barrel Ranch is located 10 miles north of Teague, TX and ~8 miles, as a crow flies, from Interstate 45.

DIRECTIONS: From Houston take I-45 N toward Teague, TX. Exit #189 onto TX-179 and stay on 179 W for ~6.8 miles. Turn right onto Farm Road 553 for ~.8 miles, then turn left onto U.S. Hwy 84 W for ~2.8 miles, then turn right onto FM 80 N for ~6 miles, then turn right on County Road 950 continue for ~1.2 mile, turn right onto County Road 951. The entry gate is ~.4 miles ahead on your right.

From Dallas take I-45 S toward Richland, TX. Exit FM 14 south through Richland to Wortham, TX. In Wortham turn left (E San Saba Ave) on FM 27. Proceed ~8 miles to FM 80 and turn right (south). Continue on FM 80 for ~1.79 miles and turn left onto County Road 950. Stay on County Road 950 for ~1.2 miles and turn right on County Road 951. The entry gate is ~.4 miles ahead on your right.

TERRAIN: The terrain and water flows from west to the north/east across the property. The high point of the ranch is close to the entry on the north side of the ranch and the low point being in the north/east corner where the unnamed creek exits the ranch. Numerous food plots are strategically placed on the property with deer and hunting in mind. The remainder of the property is heavily wooded and managed hardwood forest consisting of oak, live oak, sand oak, ash, post oak, pin oak, water oak, cedar, blue jack, elm, black walnut, river birch and amazing dogwoods in the spring. The elevation changes range from a high of 521' to a low of 418' for ~103' of elevation change.

SOILS: Primarily fertile sandy loam in the uplands and clay in the bottom areas.



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WATER: Multiple unnamed tributaries converge in the middle of the property and eventually flow to the north/east off the ranch into Hausler Creek then into Caney Creek. There are multiple springs and seeps across the property providing plentiful natural watering resources. Three ponds exist on the ranch. One of the ponds is spring fed and remains consistently at or near full level throughout the year. The ranch is located over the Carrizo-Wilcox Aquifer which is one of the more prolific aquifers in the State of Texas yielding good opportunity for a productive water well with domestic capabilities.

LAKE(S): There are three potential lake sites yielding up to 20+ surface acres in size, located on the property. Buyer to verify and determine the validity of the lake site(s).

WILDLIFE: Gun Barrel Ranch has been in the MLD program for almost 20 years and was Level 3 prior to the designation change. The ranch is currently enrolled in MLDP under the "Harvest Option". The free range Whitetail deer population is impressive! Waterfowl, wild hog and varmint hunting can be excellent in the immediate area.

IMPROVEMENTS: Boundary fencing, food plot locations, the Moonshiner Cabin and supporting work shed.

LAND IMPROVEMENTS: Five strand fences are in place around three sides of property. All fences around the exterior of the property have been cleared over the past 2 years. Over 5+ miles of roads and trails have been established throughout the ranch and culverts have been added where needed.

EASEMENTS: Two gas pipeline easements traverse the property. The smaller pipeline runs north and south on the north western edge of the property. The larger pipeline easement is being utilized to plant food plots in clover, wheat and oats providing a scenic opportunity to hunt and watch wildlife.



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SURFACE LEASES: None to Seller's knowledge

MINERALS: Surface Only. Seller owned minerals do not convey at the current asking price.

UTILITIES: Navarro County Electric Cooperative lines are located at County Road 951, Clay Hill Water Supply Corporation is believed to exist in the County Road to the north of the entry gate.

SCHOOL DISTRICT: Teague Independent School District

TAXES: Property taxes are estimated to be ~\$1,400 per year including an agriculture exemption on the majority of the property.

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: \$3,300 per acre (\$2,772,000)

CONTACT:

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