

Harris Creek Ranch
13042 County Rd 384
Tyler, TX 75708

\$3,950,000
436 +/- acres
Smith County



Harris Creek Ranch Tyler, TX / Smith County

SUMMARY

Address

13042 County Rd 384

City, State Zip

Tyler, TX 75708

County

Smith County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

32.3512601 / -95.3010624

Bedrooms / Bathrooms

6 / 4

Acreage

436

Price

\$3,950,000

Property Website

<https://ttranchgroup.com/property/harris-creek-ranch-smith-texas/9228/>



PROPERTY DESCRIPTION

This East Texas beauty has been in the family for over 100 years and offers a rare combination of recreational enjoyment, superb cattle grazing, and a plethora of hunting opportunities. Situated on 436 +/- acres of prolific land, Harris Creek Ranch is a weekend oasis with ideal proximity to Dallas and Tyler, coupled with fantastic water features and dynamic, elevated views.

Everything has been meticulously designed and cared for. The majority of improvements are approximately 2 years old and still in new condition. The physical enhancements to the land contribute to both the functionality and beauty of the ranch. This property truly offers something for every ranch seeker at a very affordable price, with proximity to multiple rapidly growing cities.

Harris Creek Ranch is being offered turnkey with a significant number of furnishings, equipment, vehicles, and an experienced ranch manager already in place.

Location

The property is located one hour and thirty-five minutes east of Dallas and 15 minutes east of Tyler on the edge of the Piney Woods within central Smith County. Tyler Pounds Regional Airport is located 16 miles from the ranch gate, which offers both commercial and private options. The ranch entrance is on the south side of the Old Longview Road / CR 384.

Habitat & Topography

Within the South Central Plains Ecoregion, the ranch offers a variety of mixed-use habitat, including a blend of open pasture, hardwood timber, planted pine, and floodplain. Numerous pastures have been cleared and improved with Coastal Bermuda for grazing, and various lanes and food plots have been opened up for hunting. Native grasses are prevalent throughout the wooded areas of majestic mature hardwoods and scattered pine trees. Extensive improvements have been made to the environment around the residences and in other areas of the ranch. The soils primarily consist of various productive fine sandy loams, Mattex loam and Keechi loam. The topography has multiple dramatic contrast points that offer beautiful views beyond the property. The main body of the ranch has approximately 75' of elevation changes, which can be unique for this geographical area.

Cattle

The ranch runs a very refined cattle operation that currently supports 200 head. A good set of pens, cross fencing and several cattle guards are in place. The barn and storage facilities are incomparable to



others you will find in Smith County. Water is plentiful via stock tanks, irrigation, creeks, and ponds. An onsite "farm-to-fork" beef supply business is currently in place. **Livestock is not included in the sale.

Wildlife & Hunting

Harris Creek Ranch has an abundance of wildlife and sporting opportunities. The thick wooded corridors throughout the ranch provide plenty of cover and sanctuary areas for the wildlife to thrive. Between angling or the pursuit of deer, duck, dove, hogs, predators, or varmints, you will find no shortage of activities here. Located within one of the most productive zones of the Central Flyway, the opportunities for waterfowl hunting are phenomenal. Several duck and deer blinds, as well as feeders, are in place. Along Jones Branch, a large flood control wetlands area has been created.

Water & Fishing

Both surface and subsurface water is abundant throughout Harris Creek Ranch. The main bodies of surface water include a 14 +/- acre lake, Harris Creek and Jones Branch. The lake includes 5 fishing piers outfitted with feeders, an aeration system and a floating covered dock with electricity, storage, and a jet ski loading ramp. There is one water well that services the foreman's home, and the main residences are supplied by Jackson Water Supply. The landscaping around the residences is irrigated from the lake.

Houses

The Cabin

A 2 bedroom and 2 bath home built in 2018, the cabin has a full kitchen with an open concept flow into the living room. The master bedroom has a king bed and walk-in closet. The guest bedroom has a queen bed. The back porch looks down over the lake.

The Bunkhouse

Completely refurbished in 2018, the bunkhouse has 1 bedroom and 1 bath with a half kitchen and great room. The bedroom has 4 built-in bunk beds, and the sofa in the great room folds into a bed. The back porch looks down over the lake.

Guest / Foreman's Home

Currently functioning as the ranch foreman's home, this 3 bedroom and 1 bath home is conveniently located near the main entrance.

Other Structures

Cook shack / Fire pit - A fabulously designed covered structure that serves as both a cook shack and gathering area. It is outfitted with top of the line Kalamazoo appliances including a gas grill, gaucho grill, green egg, warming drawers, beverage chillers, ice maker, and under-counter refrigerators. The area



also boasts mounted space heaters, fans, and an outdoor television. A connected storage room provides ample storage and a wine fridge. The adjacent fire pit is plumbed to gas.

Yurt - An enclosed structure with a sunroof and retractable windows, it has multiple cots where the kids and their friends often sleep when the weather is nice.

Metal Shop and Barn - One end of this metal structure is utilized as a hay barn and can hold approximately 800 round bales, and the opposite end is used to store equipment. In the middle, there's an enclosed shop with an industrial lift hangar door. The shop has concrete flooring, a half bath, a storage mezzanine, a walk-in freezer, and an additional industrial freezer.

Additional Improvements

- Professional landscaping and lighting
- Electric metal gated entrance
- Overhead grain bin
- Fuel tanks
- Soilcrete and blacktop roads

Taxes

The property is under 1-D-1 Open Space Agriculture tax exemption.

Other

A large inventory of furnishings and equipment are included with a qualifying offer. Contact agent for further details.

Minerals

There is one active well located near the front of the property. It is well hidden by planted trees and a large berm. No minerals are included with this sale.

This ranch is being offered For Sale and is Exclusively Listed by TT Ranch Group with Briggs Freeman Sotheby's International Realty. Buyer's broker must be identified on first contact, must accompany the buying prospect on first showing and continue to fully engage in any and all negotiations and communications to qualify for full fee participation. If this condition is not met, fee participation will be



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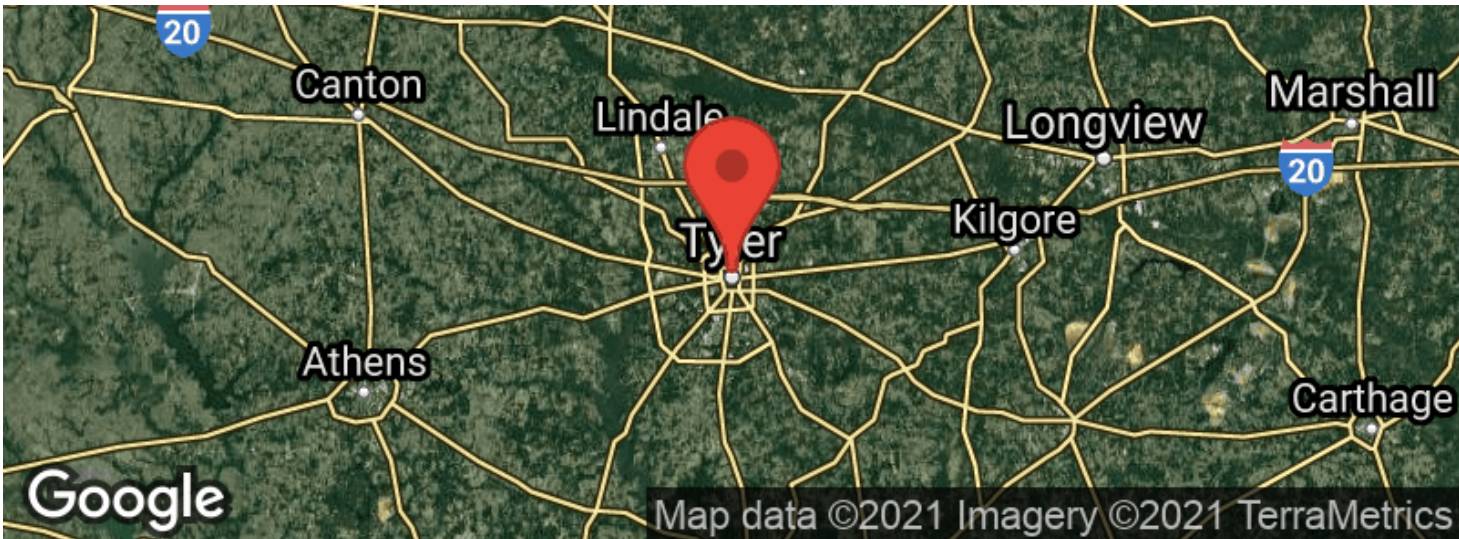
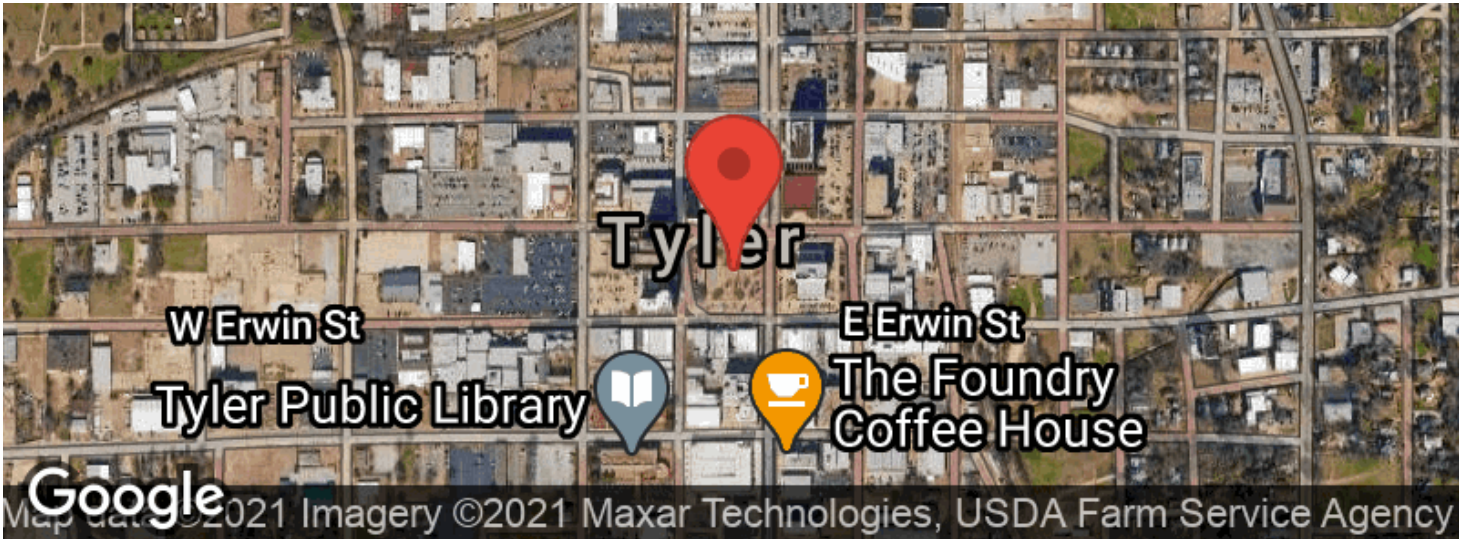
Harris Creek Ranch
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 659-1554

Office

(214) 659-1554

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX, 75219

NOTES

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TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

