

RIVER CREST RANCH

1,375 \pm ACRES

RED RIVER COUNTY, TEXAS

\$2,500,000 (\$1,818.18 PER ACRE)



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

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OVERVIEW: Overview: The 1,375-acre River Crest Ranch is located at the confluence of Mustang Creek and the Sulphur River in the SW corner of Red River County. The massive permitted private 550+/- ac lake (at normal pool), at this price point, provides the investor ample opportunity to further develop into a trophy fishing lake. To assist with lake levels during drought times the property could include a portion of owned Water Rights out of the Sulphur River Basin with an acceptable offer.

As observed while on the property, waterfowl and deer are prolific on River Crest Ranch. The current owner has not allowed hunting or fishing in over 30+ years making this a wildlife sanctuary. Located on the north side of the ranch, a favorite loafing spot for cattle and wildlife, is a cold-water natural spring that appears to flow year-round. River Crest Ranch offers many potential options and is priced at a very reasonable price point for the amount of surface water and water rights included with the sale.

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: Located in the southwestern corner of Red River County, the main ranch road sits just off of Hwy 271 south of Bogota, TX. The ranch is located approximately 19 miles northwest of the quaint downtown area of Mount Pleasant, TX. River Crest borders are formed by Mustang Creek and the Sulphur River, with the confluence of these two live water elements forming the western and southern boundary of the ranch.

The ranch is located ~19 miles northwest of Mount Pleasant; ~30 miles southeast of Paris; ~120 miles east of Dallas, & ~125 miles northwest of downtown Shreveport, LA.

DIRECTIONS: From downtown Mount Pleasant, travel ~4 miles north to US Hwy 271. Go North on US Hwy 271 towards Bogota, travel ~16 miles and the River Crest gate will be on the left.

From downtown Bogota, head southeast on US Hwy 271 towards Mount Pleasant. After traveling ~7 minutes and/or 6.1 miles, the main ranch gate will be on the right.

RIVER CREST LAKE: The 550+/- acre lake sits in the central/south central portion of the property, surrounded by timber on two sides in close proximity to the banks of the Sulphur River. The massive body of water provides surface water for livestock, wildlife, and also serves as a refuge for thousands of migrating waterfowl in the winter months.

Originally constructed in 1953, River Crest Lake consists of over 14,000' of homogeneous earthen embankment with an average of 23' above the original ground elevation. The impoundment is an off-channel storage reservoir which was originally maintained by direct rainfall, natural runoff and pumping from the Sulphur River as needed. The embankment designed crest elevation is 335'. The elevation of Design at Normal Pool is 330' and the lake is currently being maintained at 319'. At the current elevation it is believed that the lake is approximately 453+/- acres. Capacity at Design Normal Pool is 9,700/Ac Ft.

DAM INSPECTION SUMMARY REPORT: The dam at River Crest is considered in the intermediate size classification and is a low hazard classification. This is primarily due to the current water levels that have been maintained since power production ceased in 2010. A full report was conducted on the dam in September of 2019. This report is available upon request.



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TERRAIN: Exceptional topography for this region, just under 100' of elevation change. The highest point on the property at 391' above mean sea level would make a fantastic home site overlooking River Crest Lake. The lowest points on the ranch are 299' above mean sea level, one found at the confluence of Mustang Creek and Sulphur River, and the other low point being downstream along the banks of Sulphur River at the southeast corner of the ranch.

WATER WELLS: The majority of the ranch is located within the Nacatoch Aquifer providing the new owners an opportunity for a new water well.

OTHER SURFACE WATER: There is an abundance of diverse surface water across the ranch ranging from a live spring, creeks, rivers and sloughs to small ponds scattered throughout; providing both livestock and wildlife with reliable water sources year-round.

WILDLIFE: Whitetail deer stalk the woods on River Crest, along with dove, feral hogs, squirrels, bobcats, coyotes, and a variety of songbirds populate the area. Migratory waterfowl flock to River Crest Lake and the wetlands surrounding it, being the largest body of water in its region and right in the middle of the Central Flyway. Waterfowl have been seen in large numbers on the ranch and have never experienced being hunted on River Crest Lake, using its' diverse yet vast water resources as a wintering ground. It's not uncommon to see Canada geese (year-round) and the occasional flock of snow geese use the lake and surrounding water as a stop off point during their winter migration. Mallards, teal, pintails, gadwalls, and widgeon are the most common species that frequent the ranch.

FISHERIES: While never officially stocked, River Crest Lake seems to have been naturally stocked. A zero-fishing policy maintained by the current owner has allowed the fish to reproduce in a naturally balancing ecosystem. The lake appears primed and ready for the next owner to implement a fish management plan, a trophy bass lake in the making.

FENCING: The pasture areas are fenced with some cross fencing to facilitate rotational grazing. All fences are in fair to good condition.

PASTURES AND GRASSES: River Crest boasts abundant, fertile soils fostering productive pastures. Common Bermuda dominates the landscape over native grasses and are highly productive for cattle and good for wildlife habitat. There is over 300+/- acres of grass available for either hay production or grazing on the ranch. The majority of the upland terrain at River Crest is made up of Woodtell fine sandy loam lending well to grass production. Gladewater clay is found mostly within the wooded creek bottoms and low-lying areas.



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ACCESS: The Eastern border of the ranch has approximately 1.3 miles of frontage along US Hwy 271, providing excellent access to the property.

AIRPORTS: There are three airports in close proximity to River Crest.

- Clarksville / Red River County Airport (LBR) 3000'x50'
- Cox Field in Paris, TX (PRX) Jet Fuel A Avail. 6002'x100'; 4624'x150' & Helipad
- Franklin County Municipal (F53) 3900'x60'

HOSPITALS: There are two hospitals in close proximity to River Crest.

- Titus Regional Medical Center-Mt. Pleasant, TX
- East Texas Medical Center-Mt. Vernon, TX

SCHOOL DISTRICT: Rivercrest ISD

ELECTRICITY: Available onsite

MINERALS: Surface only

WATER RIGHTS: 700 ac/ft

GRAZING LEASES: The ranch is currently leased for grazing. Fishing and hunting have been prohibited during current ownership.

PRICE: \$2,500,000 (\$1,818.18/ac)

TAXES: 2020 taxes were \$8,342.87

BUYERS & BROKERS: Buyer's brokers must be present for all initial showings. Buyers should notify Listing Broker that they are represented prior to touring the property. We welcome the opportunity to work with other Brokers / Agents, but expect their full participation in any transaction.

CONTACT:

Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

214-361-9191 office

214-361-2095 fax

www.HRCranch.com

Cash McWhorter- Broker/Partner

(469) 222-4076 mobile

cash@hrcranch.com

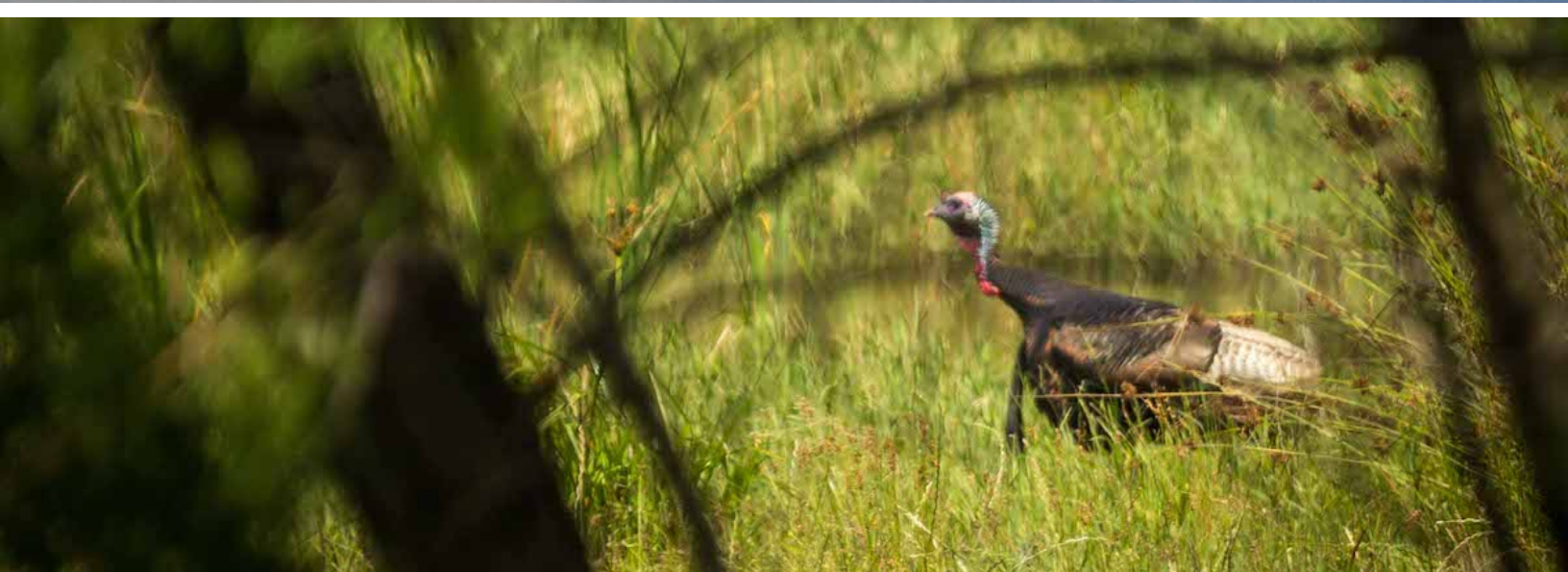
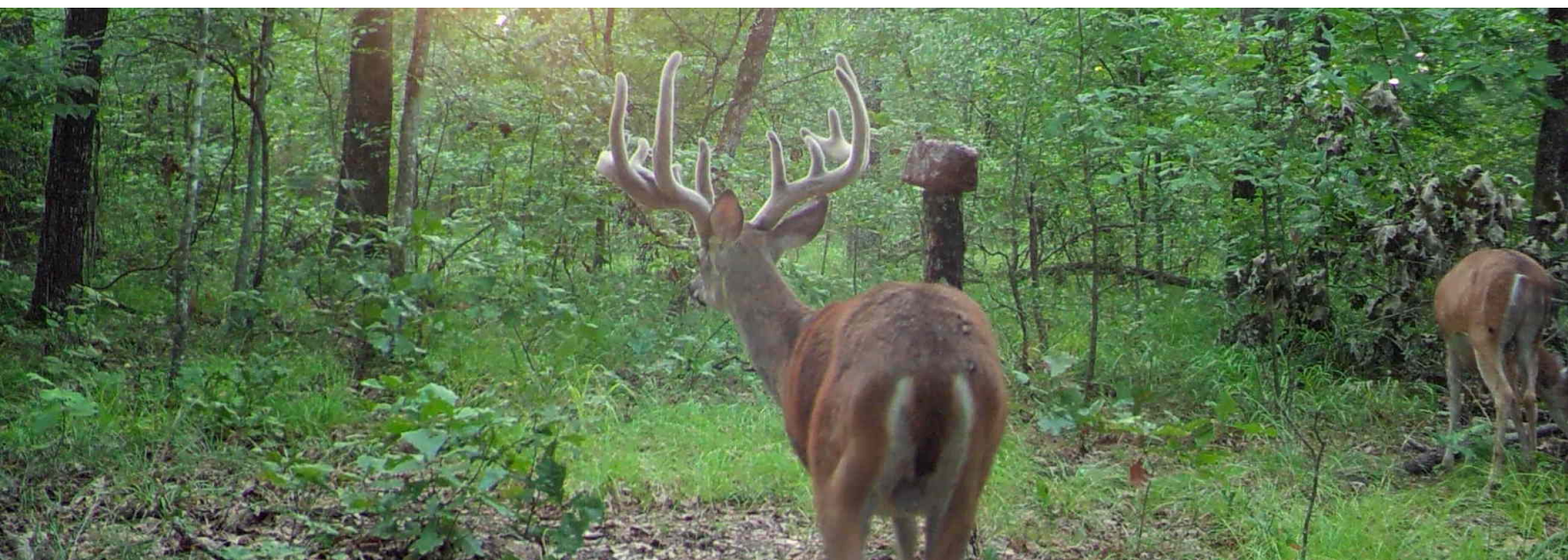
Stephen Schwartz- Agent

(903) 738-7882 mobile

stephen@hrcranch.com

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Office: (214) 361-9191

Fax: (214) 361-2095

Cash McWhorter- Partner/Broker

cash@hrcranch.com

Mobile: (469) 222-4076

Stephen Schwartz- Agent

stephen@hrcranch.com

Mobile: (903) 738-7882

