

3 Sisters Pecan Orchard + Haus
402 County Road 111
Wharton, TX 77488

\$850,000
46.420± Acres
Wharton County



3 Sisters Pecan Orchard + Haus Wharton, TX / Wharton County

SUMMARY

Address

402 County Road 111

City, State Zip

Wharton, TX 77488

County

Wharton County

Type

Recreational Land, Business Opportunity, Residential Property

Latitude / Longitude

29.305113 / -95.993787

Dwelling Square Feet

4216

Bedrooms / Bathrooms

4 / 2.5

Acreage

46.420

Price

\$850,000

Property Website

<https://ranchrealestate.com/property/3-sisters-pecan-orchard-haus-wharton-texas/88256/>



PROPERTY DESCRIPTION

3 SISTERS PECAN ORCHARD + HAUS | 46 ACRES

The **46.42± acre 3 Sisters Pecan Orchard Ranch** features 39± acres of producing pecan trees (~693 grafted, 28 years old) laid out in efficient rows with a dedicated high-capacity well and full irrigation system. Improvements include a 4-bedroom, 2.5-bath brick home, a 30'x30' barn with loft, three water wells, and new roofs (2024). With historical yields up to 15,000 lbs and recent production averaging 8,000 lbs under part-time management, this turn-key operation — complete with tractors, sprayers, and harvesting equipment — offers buyers a rare opportunity to step into a proven orchard with significant growth potential.

Improvements

- **House:** Brick residence with 4 bedrooms, 2 full baths, and 1 half bath. ~2,300 sq. ft. downstairs finished; ~1,450 sq. ft. upstairs unfinished (includes 3 bedrooms and bonus room).
- **Water Wells:** 3 wells, 340–380 ft. deep, with varying capacities.
- **Barn:** 30'x30' with concrete floor and loft.
- **Recent Updates:** New roof on both house and barn (~1 year old).

Investment Opportunity

The current owner has managed the orchard on a part-time basis. With full-time attention and management, production and income potential could be significantly increased.

Orchard Overview

- **Size & Layout:** 39± acres planted in pecan trees, laid out in 50'x50' offset rows for optimal growth.
- **Trees:** ~693 grafted pecan trees, primarily 28 years old. Varieties include Kiowa, Choctaw, Sioux, Elliot, Prilop, Cado, Pawnee, and Desirable.

Production

- **Average Yield:** ~8,000 lbs in recent years (impacted by weather).
- **Record Yield:** ~15,000 lbs in a strong year.

Irrigation & Soil

- **Water Source:** Dedicated 340' well producing 100 gpm; full underground irrigation system with 45 PSI faucets and emitters.
- **Soil:** Deep Miller clay / sandy loam river silt — ideal for pecan production.

Orchard Management

- **Fertilization & Spraying:** Spring liquid fertilizer, foliar sprays, insect/fungus control.
- **Pruning:** Hand pruned.
- **Harvest:** Mechanical pull-behind picker with support equipment.

Equipment Included

Kubota 75HP tractor (<500 hrs), pecan picker, JD 20HP garden tractor, SAVAGE fan sprayer, brush hog, box blade, pecan sheller, fertilizer hopper, small pickers, and more.

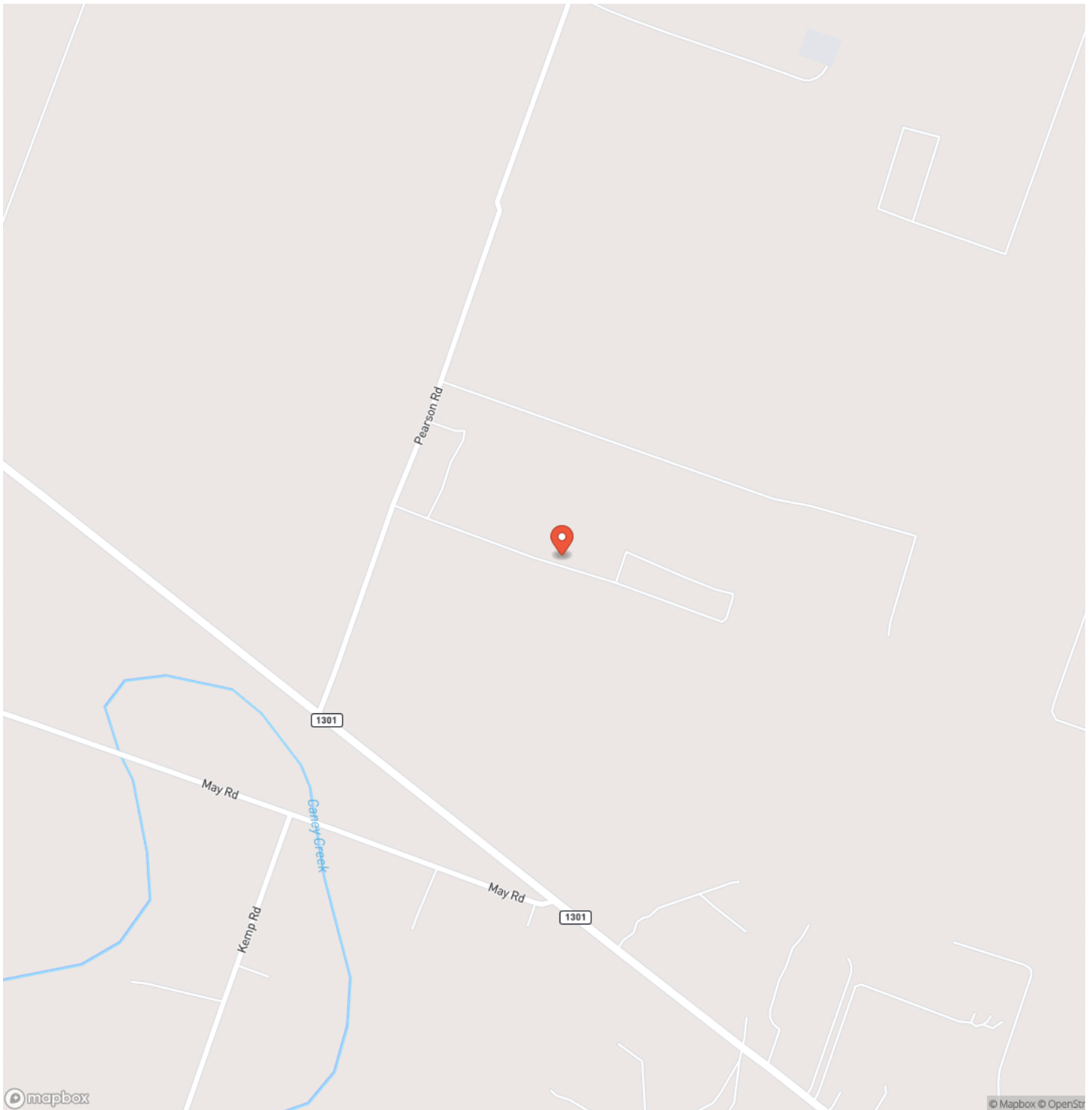
Additional

Some photos used AI enhancing. No trespassing.

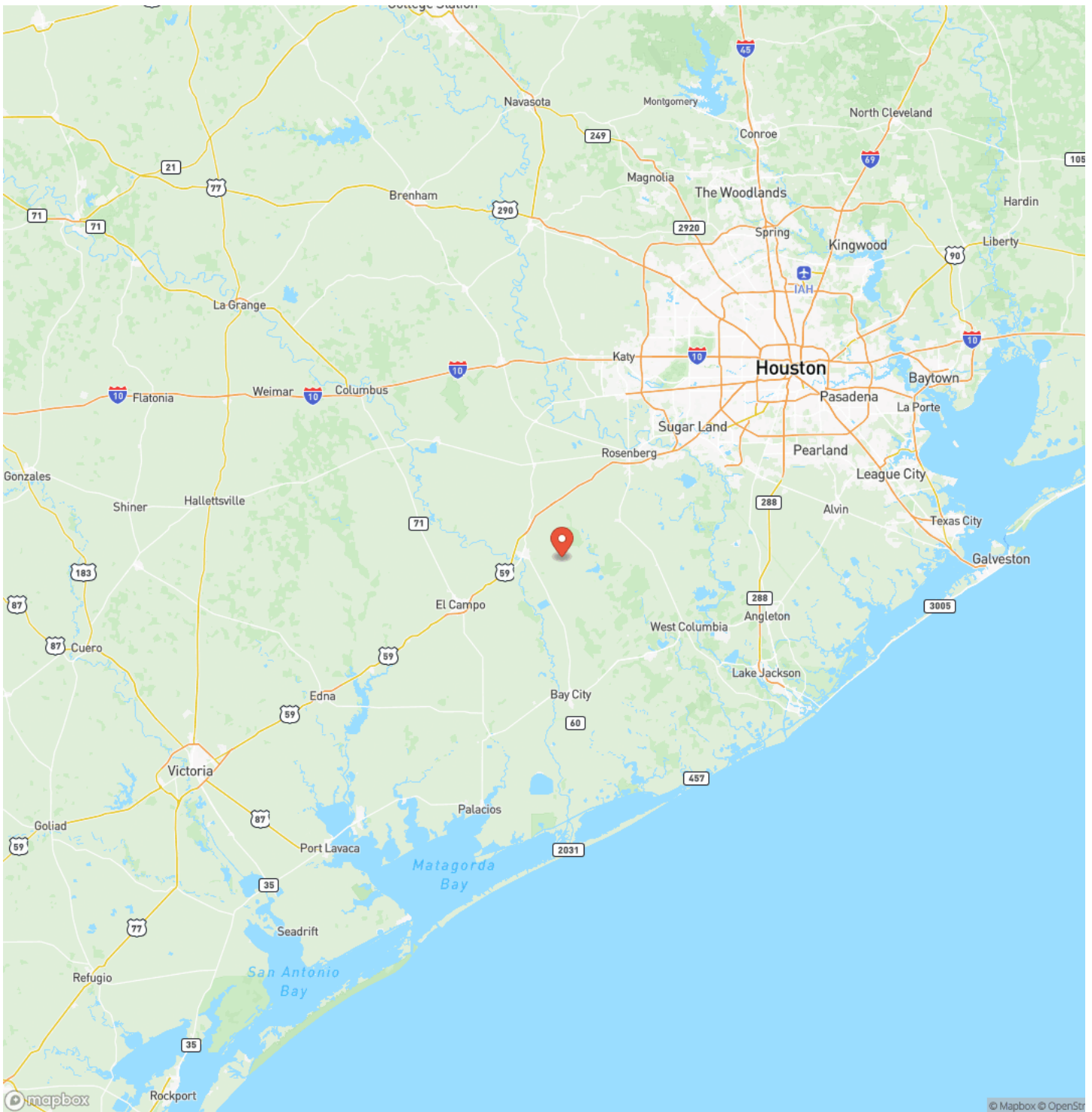
**3 Sisters Pecan Orchard + Haus
Wharton, TX / Wharton County**



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

Colton@CapitolRanch.com

Address

City / State / Zip

NOTES

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NOTES

This image shows a full page of a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.

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