

WHITE OAK CREEK RANCH  
4848± ACRE RANCH COMMUNITY

FRANKLIN COUNTY, TEXAS

\$999,000 - \$1,100,000



Office: (214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)

# WHITE OAK CREEK RANCH

FRANKLIN COUNTY, TEXAS



**OVERVIEW:** We are pleased to announce White Oak Creek Ranch (WOCR), offering NE Texas most exclusive ranch memberships where you'll focus on the memories and we'll handle the rest. At a fraction of the cost of traditional ranch ownership, WOCR has proven to be one of the most innovative, time saving and cost-effective approaches to ranch ownership today. Ranch activities begin and end at the focal point of WOCR, the 128+ acre trophy bass fishing "Romal Lake". From there, the activity list is seamless and endless which evokes emotions of summer camp and creates time stamped memories of today.

Being a member of White Oak Creek Ranch simplifies the complexity of owning a large ranch by eliminating ranch management and day to day maintenance. Simply stated, this is your time to enjoy. It's time to maximize time together with family, friends and clients at White Oak Creek Ranch!

Let the experiences and memories begin! Catch your personal best on one of 4 trophy bass fishing lakes totaling over 164+ acres of prime fishing water! Also enjoy kayaking, paddle boating, picnics on the wildflower laden shoreline of Romal Lake, and peaceful morning coffee. Experience Arkansas style green timber mallard hunting on over 650+ acres of managed wetlands and deer hunting on one of 40 established wildlife food plots all while exploring over 4,800+ acres of pristine creek lined hardwood bottoms. Trail riding on over 50+ miles of manicured trails, and artifact hunting on the banks of White Oak Creek. Skeet shooting on a state-of-the-art voice command five stand or testing your skills on the rifle or pistol range. Utilizing one of four well-appointed guest cabins, watching kids jumping from the swimming platform, grill side dramatic sunsets, sharing stories of local Native Americans camping along the banks of White Oak Creek next to campfires by starlit sky's. These are just a few of the activities to be explored during stays at White Oak Creek Ranch!

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



# WHITE OAK CREEK RANCH

## FRANKLIN COUNTY, TEXAS

**LOCATION/LOCAL TOURING ATTRACTIONS:** White Oak Creek Ranch is equidistant from both Mt. Vernon & Mt. Pleasant, TX, ~95 minutes East of Dallas, ~80 minutes North of Tyler, or a short ~15-20 minute drive if arriving by private aircraft.

For the evenings when you don't feel like cooking dinner, members have multiple options to consider. The quaint East Texas downtown of Mt Vernon has been restored and offers vibrant and unique options for lunch and dinner. Mt Pleasant is also a great option if you require more choices, household goods and provides many kid friendly options as well. Members and guests will enjoy the laid-back East Texas pace of either of these two exceptional East Texas towns.

### LOCAL WINERIES:

Los Pinos Ranch Vineyards – Pittsburg, TX

Red Road Vineyards & Winery – Naples, TX

Relax and Wine Down – Pittsburg, TX

**DIRECTIONS:** From Dallas- take I-30 east to Mt Vernon, TX. Exit Hwy 37 (turn left/north); proceed ~1.95 miles to Main Street/Hwy 67 (turn right/east); proceed ~3.9 miles to FM 1896 (turn left/north); proceed ~8.46 miles to the entrance of White Oak Creek Ranch on your left. (Latitude 33.2921 Longitude -95.1301)



**IMPROVEMENTS:** The hard work has been completed with every detail considered, implemented and ready for White Oak Creek members to utilize. Strategically placed around the picturesque Romal Lake are 23 surveyed 10 acre lots that are build ready with a total of 20 memberships being offered. Upon entry an all-weather road has been constructed complete with a concrete entry and an electric piped entry gate, weather tested concrete bridges and culverts that wrap around Romal Lake providing ease of use for any vehicle. All utilities have been thoughtfully delivered to each homesite underground to maintain unimpeded sightlines around the lake. While planning and designing your dream home, members will have access to three well-appointed guest homes to be utilized for members and guests alike on a first come first serve basis. Alternate home construction options are available upon request if custom building is not desired.

Hunting activities begin and end at the newly constructed 10,000 SF nostalgic hunters' headquarters. Located a short drive NE of Romal Lake, the hunters' headquarters is set among a towering mature hardwood canopy. No detail was overlooked. Members will appreciate the countless amenities that include a stainless-steel game cleaning station, walk in cooler, concrete/gravel apron around the headquarters, electric roll up doors into ATV and gear storage, on demand endless HEATED hot water for power washing remnants from the field, enclosed temperature controlled storage lockers, full coffee bar, kitchen/dining and living area to relax and reminisce stories from the field.

The list does not end there. The ranch also boasts a 1,200 SF covered fishing pier complete with day storage boat slips, concrete boat ramps, 3D Archery range, a state-of-the-art voice command five stand skeet shooting range, covered pistol and rifle range to prepare for days in the field.

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





# WHITE OAK CREEK RANCH

## FRANKLIN COUNTY, TEXAS



**SURFACE WATER & FISHERIES:** The ranch features exceptional recreational surface water which includes a ~7, 14, 20, and 128+/- acre lake(s). These lakes are professionally managed and have produced some legendary East Texas Largemouth Bass. The largest bass caught at WOOCR was a whopping 14.3 lbs and members routinely catch fish in the 6-10 lb range. Over ~7.8 miles of White Oak Creek runs west to east through the middle property along with ~2 miles of Cobb Jones Creek, ~1.4 miles of Campbell Creek, ~1 mile of Lick Creek, plus over ~23 miles of unnamed creeks and tributaries.

**WILDLIFE & HUNTING:** In terms of wildlife the White Oak Creek Ranch has it all. The ranch has a history of healthy low-fence whitetail genetics. The size of the ranch, topography, diversity, creek draws, year-round live water, thick cover, over 40 managed food plots and feeders, upgraded box blinds all play a significant role in hunting success and deer management. Phenomenal native forbs/cover and habitat also provide a home for feral hogs and a growing population of Eastern Turkeys.

**WATERFOWL:** Flooded GREEN TIMBER!!! There are many unique amenities to WOOCR but the sheer size and quality of the managed flooded green timber is a site to see. Literally thousands of mallards and other puddle ducks converge on WOOCR each year where numerous tv shows have been filmed. Watching mallards fall into tight timber holes is only a dream for most waterfowlers but not at WOOCR. The precision leveled wetlands consist of 8 units totally over 580+ acres of managed flooded green hardwood timber, 70+ acres of managed planted wetlands, 60+ acres of natural wetlands and numerous oxbows along White Oak Creek. The property's water assets provide an unmatched duck hunting experience that rival the best anywhere across the state of Texas. Often compared to the legendary timber of Arkansas, there's a reason the folks at Mojo Outdoors describe White Oak Creek Ranch as their top hunting destination for mallards. The managed wetlands feature over 5 miles of levees and flood control structures are designed to flood both wetlands and green timber on demand. The majority of the managed wetlands and timber are fed water by the 128-ac Romal Lake. No matter the rainfall, these managed wetlands can be flooded on demand. WOOCR has obtained a rare and valuable permit enabling them to provide members/guests with an indescribable waterfowl experience.

Perched at the center of one of the managed wetlands is the "Ultimate Duck Blind". Accessible via UTV's on a submerged graveled trail, the ultimate duck blind is something guests, kids, clients and members won't soon forget. The nostalgic duck blind was constructed to accommodate all types of waterfowl enthusiasts. With a wraparound covered, gravel lined "porch", enclosed sitting area to get out of the weather, green lights for pre-dawn visibility, propane cooking stove and covered UTV parking all combine to make the ultimate waterfowl hunting experience in any hunting condition.

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



# WHITE OAK CREEK RANCH

## FRANKLIN COUNTY, TEXAS

**RANCH MANAGEMENT/HOME CARE:** WOCR has been managed by the same onsite ranch manager for over 30 years. At WOCR, we are focused on maximizing your time enjoying family and friends. With that approach in mind the ranch management staff will continually maintain and oversee all ranch projects, upkeep and management.

WOCR understands the daunting task of cleaning your home when you arrive for the weekend and then cleaning again when you leave. We have you covered. A professional cleaning staff is in place for stays in guest homes. If desired, the cleaning staff is available for personal home cleaning as well on an actual cost basis.

**KID/GRANDKID SECTION:** What do you look forward to most in the summer months? Family trips? Summer Camp? Time with family and friends? What if you could have that every weekend at White Oak Creek Ranch? Well you can! It's time to play in the mud, jump from the swimming platform or catch your first MONSTER BASS! Find your freedom, learn to shoot a bow, test your skills at skeet. Kayaking on the lakes, paddle boating with your brother/sister or mooing at the cows are a right of passage to growing up. Sitting in a deer stand, going with dad to the duck blind, and exploring miles of ATV trails are a perfect day in the woods to view wildlife. Along the way, catch crawfish on the creek, learn to drink coffee?! End with starting a campfire to roast marshmallows, find the Big Dipper in the sky and go to bed late just to get up early to do it all over again. This is also your time to grow, learn, bond and have a blast!

**TOPOGRAPHY:** The topography is rolling throughout much of the ranch with elevation changes surrounding the creeks and ridges on the property. The ranch has a high point of ~360 feet above sea level and a low of ~300 feet above sea level.

**AIRPORTS:** Franklin County Municipal (F53) 3,900' x 60' Runway – 20 min from WOCR; Mount Pleasant Regional (OSA) 6,004' x 100' Runway – Jet A Fuel Available – 20 min from WOCR; Passenger Full Service Airports – Shreveport Regional (DTN) ~2 hr drive E of WOCR; Dallas Fort Worth International (DFW) ~2 hr drive W of WOCR;

**HOSPITALS:** East Texas Medical Center – Mt Vernon (15 min); Titus Regional Medical Center – Mt Pleasant (15 min); East Texas Medical Center – Pittsburg (25 min)

**HISTORY:** See WOCR website for more information on ranch history-<http://www.wocr.net/>

**EASEMENTS:** Other than service electric and water none exist to the Owner's knowledge.

**UTILITIES:** Other than individual homesites all utilities for the ranch are included in the yearly dues. Each homesite is serviced with underground water and electric.



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



# WHITE OAK CREEK RANCH

## FRANKLIN COUNTY, TEXAS



**TAXES:** Other than individual homes all taxes for the ranch are included in the yearly dues. The ranch and 10-acre homesites are Ag/Wildlife Exempt.

**TIMBER:** WOCR has established a timber management plan that emphasizes thinning of undersized timber and nurturing mature hardwood timber to maintain aesthetics/wildlife habitat. Any timber income will be utilized to offset ranch expenses.

**MINERALS:** It is believed that the ranch owns a controlling interest in the mineral estate. To the owner's knowledge, no drilling has ever been completed on the ranch. Although exploration is not intended, if explored, any mineral exploration income will be shared with ranch members on a pro-rata basis.

**PRICE:** \$999,999 - 1,100,000 per Membership which includes your choice of a surveyed 10-acre homesite around Romal Lake. Pricing varies depending on the homesite chosen. Double and Triple Memberships are available. It is estimated that there will be a total of 15-16 members once it is sold out due to some members already electing to purchase double/triple memberships. Multiple financing options are available. Ask Broker for details.

**COMMENTS:** We invite you to visit and experience all that White Oak Creek Ranch has to offer. Once you see it, we know you will agree that it is an extraordinary place to relax, enjoy nature, entertain friends and most importantly – build a family legacy for generations to come. You focus on the memories we'll handle the rest.

**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**

12720 Hillcrest Road, Suite 207

Dallas, Texas 75230

214-361-9191 office

214-361-2095 fax

[www.HRCranch.com](http://www.HRCranch.com)

#### **Cash McWhorter- Broker/Partner**

(469) 222-4076 mobile

[cash@hrcranch.com](mailto:cash@hrcranch.com)

#### **Stephen Schwartz- Agent**

(903) 738-7882 mobile

[stephen@hrcranch.com](mailto:stephen@hrcranch.com)

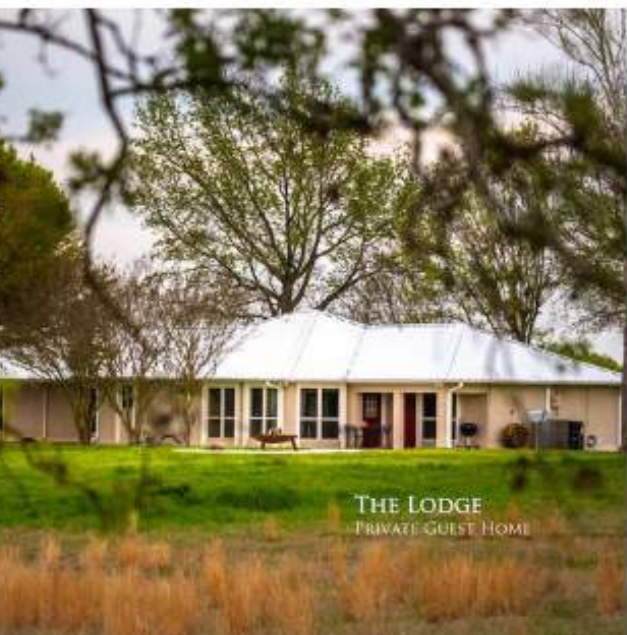
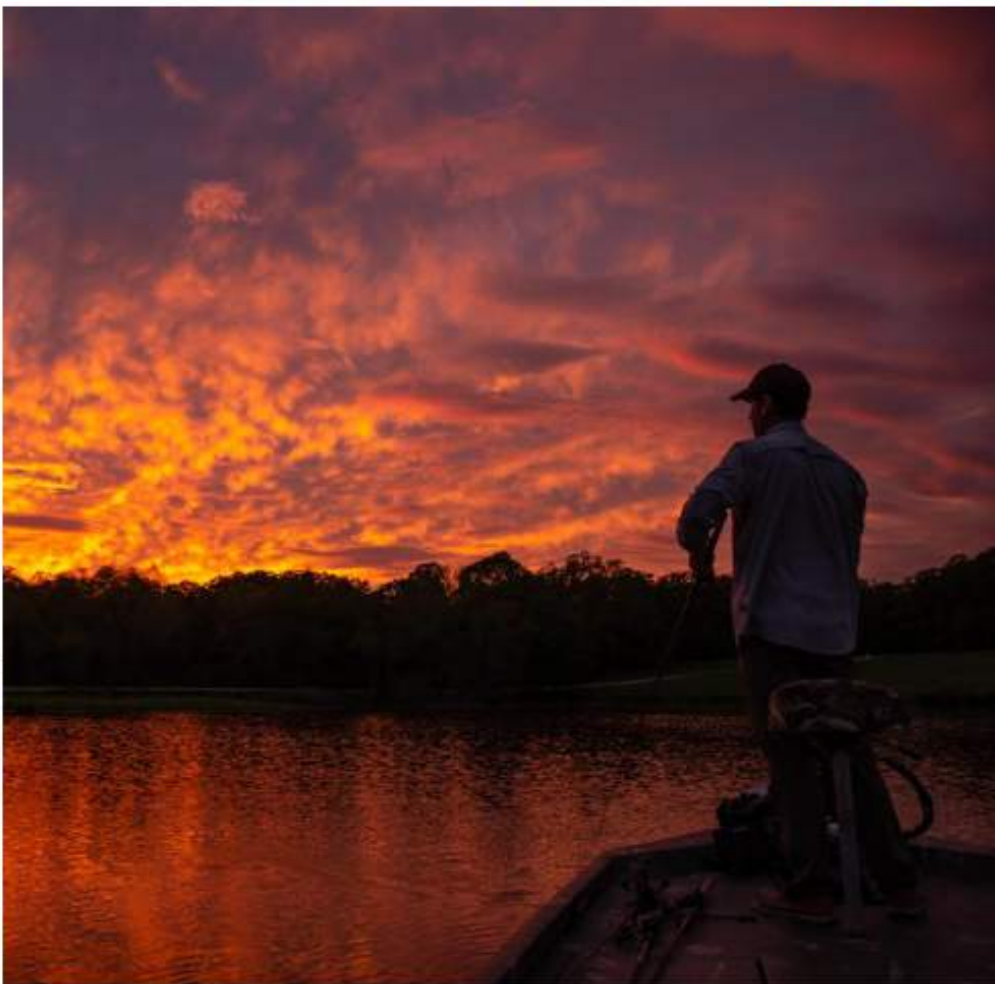
All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



















**WHITE OAK CREEK RANCH**  
**4848± ACRE RANCH COMMUNITY**  
FRANKLIN COUNTY, TEXAS  
\$999,000 - \$1,100,000

**Hortenstine Ranch Company, LLC (Broker)**

[www.hrcranch.com](http://www.hrcranch.com)

Office: (214) 361-9191

Fax: (214) 361-2095

**Cash McWhorter- Partner/Broker**

[cash@hrcranch.com](mailto:cash@hrcranch.com)

Mobile: (469) 222-4076

**Stephen Schwartz- Agent**

[stephen@hrcranch.com](mailto:stephen@hrcranch.com)

Mobile: (903) 738-7882

