

# TRIPLE B RANCH

84± ACRES

UPSHUR COUNTY, TEXAS

\$748,380



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



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**OVERVIEW:** Triple B Ranch is a beautiful 84+/- acre turnkey combination property nestled in a highly desirable area of southeastern Upshur County. The property is well-watered and consists of incredible rolling pastures, scattered hardwood timber, several ponds and creeks, and an excellent balance of ranching and recreational attributes. The ranch is perfectly suited to run cattle or raise hay with fertile pastures and abundant water, while offering plenty of recreational opportunities as well. Surrounded

by similar properties, and within close proximity of town, this property provides an opportunity for a private yet convenient home place.

**LOCATION:** Triple B Ranch is located approximately 9 miles southeast of Gilmer, Texas, with road frontage on FM 726 for all weather access. The property is also conveniently located only 8 miles from Longview and only 127 miles east of Dallas.

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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**IMPROVEMENTS:** The ranch features a 4 bed, 3 bath, 2,250 SF (living) Satterwhite log home tucked away in a private secluded location, overlooking a spring-fed pond. The two-story home is well-maintained and move-in ready with a new roof (2019) and a new 3.5-ton heat pump(2019). The home features a wrap-around porch which provides absolute protection to the log home's exterior and provides shade all throughout the day. The home is energy efficient and boasts high-speed internet, rural water supply and conventional septic. Along with the house is a large barn for livestock, several other outbuildings convenient for storage, and a set of pipe working pens and corrals. The home is secured by an automatic electric gate at the entrance and the entire property is fenced and cross-fenced for cattle.

**TREES, GRASS, FORBS:** The ranch's fertile, sandy loam soils foster Coastal and Common Bermuda pastures which are dominate to native grasses on the property. Tree cover consists of scattered hardwoods and pine including a variety of oaks, elm, black gum, hickory, black walnut, sycamore, and some pine. Native forbs and browse are also plentiful along the wood lines and creeks and provide ample habitat for wildlife.

**WATER:** The property is well watered with a nice, fully stocked ~1.3 ac pond, located directly behind the home with another ~0.5 ac spring-fed pond that drains into it. There is an additional ~0.1 ac stock pond in the SW pasture for livestock and a spring-fed ~0.66 ac pond in the SE portion of the ranch near Bog Creek. Approximately 1,215' of Bog Creek runs through the SE corner of the property with ~2,750' of an unnamed creek runs through the central portion of the property feeding two of the ponds. There are also two additional pond sites available if the buyer desires to add more water in the future.

**TOPOGRAPHY:** Beautiful rolling to sloped terrain spans the property with approximately 60 feet of elevation change providing several scenic views, while the timber maintains privacy from most any direction. The majority of the pastures are all well drained and can easily be traversed providing plenty of opportunity for hay production. Such diversity offers the landowner countless options for additional building locations for an additional home site and endless recreational opportunities. Approximately 12+/- acres are within he FEMA floodplain in the SE corner along Bog Creek.



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**WILDLIFE AND FISHERIES:** This property has not been hunted in recent years, however there is an abundance of deer in this part of Upshur County that frequent the property and plenty of other wildlife species including waterfowl for recreational enjoyment. Fishing can be enjoyed from the ponds which sit below the home on the western portion of the property.

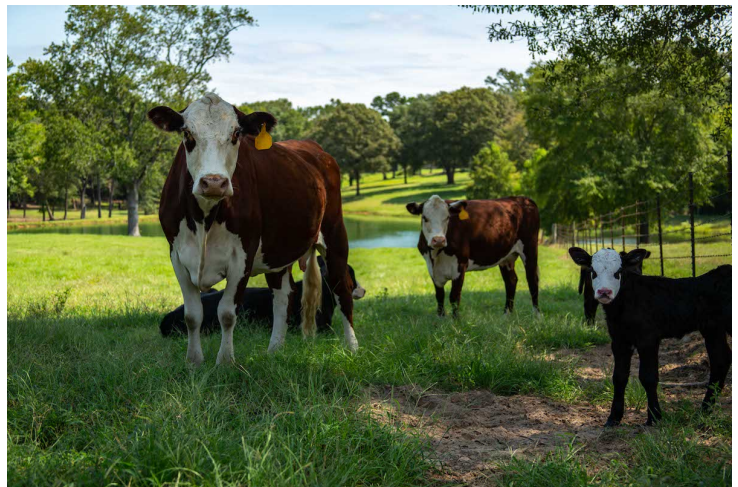
**LIVESTOCK/HAY PRODUCTION:** Triple B Ranch is almost a perfect 50/50 mix of heavy native timber and improved pasture. The property will likely support 20-30 AU's depending on how the pastures are grazed and maintained. The last several years, the property has been lightly grazed and continuously improved for productivity. The pastures have been cleaned, grubbed, and replanted for maximum production.

**MINERALS:** Surface only.

**EASEMENTS:** One easement for an electric line and two easements for natural gas lines.

**UTILITIES:** UREC Electricity runs along the western boundary, providing the property with power. ETEX fiber optic cable provides high speed internet. Glenwood Water Supply provides the water for the home and improvements. Ameri-Tex provides the trash pick-up service. There is also a shallow well that is adequate for irrigation and an additional source of water for livestock. The pump will need to be replaced, but all other items are in place for complete use.

**SCHOOLS:** Gilmer ISD (Union Grove ISD and Longview Christian School are other viable options as well)



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**PROPERTY TAXES:** 2019 Taxes were \$2,112. The majority of the property has an Ag Exemption

**PRICE:** \$748,380 (\$8,909/acre)

**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.

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## CONTACT:

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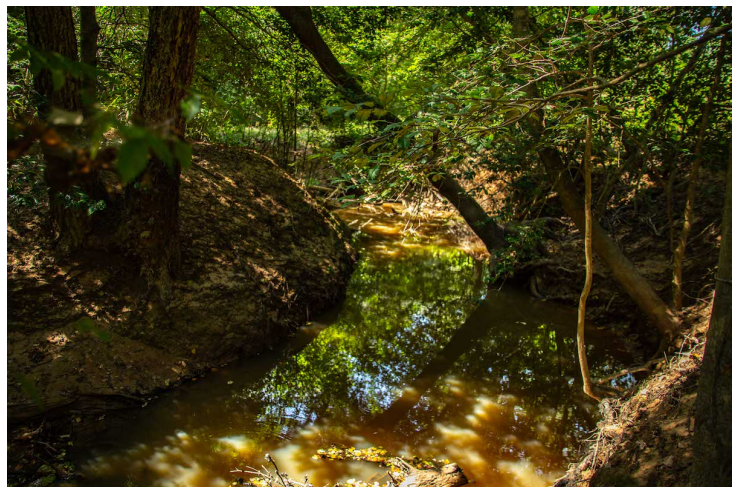
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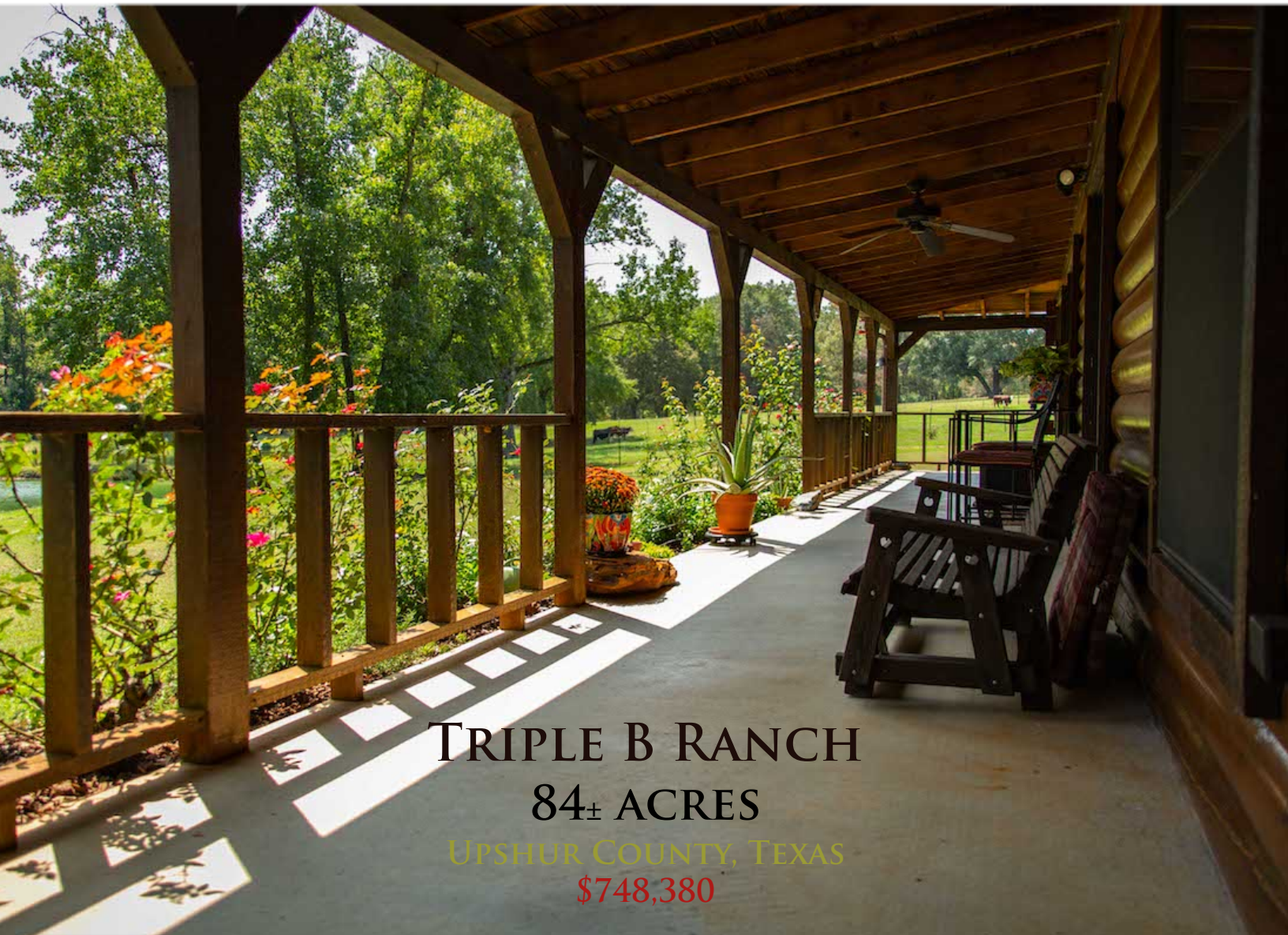
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**Hortenstine Ranch Company, LLC (Broker)**

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