

350 Acres | FM 1374  
FM 1374  
Huntsville, TX 77340

**\$5,775,000**  
350± Acres  
Walker County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)

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**Huntsville, TX / Walker County**

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**SUMMARY**

**Address**

FM 1374

**City, State Zip**

Huntsville, TX 77340

**County**

Walker County

**Type**

Recreational Land, Residential Property, Farms

**Latitude / Longitude**

30.61326 / -95.621909

**Taxes (Annually)**

\$4,925

**Dwelling Square Feet**

4,776

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

350

**Price**

\$5,775,000

**Property Website**

<https://homelandprop.com/property/350-acres-fm-1374/walker/texas/94418/>



## **PROPERTY DESCRIPTION**

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### **Springer Creek Ranch**

350± Acres | Huntsville, Walker County, Texas Offered Exclusively by Walker Powell, ALC and HomeLand Properties, Inc. Tucked away at the end of a gated, 80-foot privately owned flag entrance off FM 1374, Springer Creek Ranch represents one of the finest turn-key legacy properties within an hour of The Woodlands. This stunning 350± acre ranch masterfully combines complete seclusion with remarkable convenience, placing you just 12 minutes from Sam Houston State University, 15 minutes from downtown Huntsville, and less than 50 minutes from The Woodlands and ExxonMobil campus via I-45.

### **Land & Water**

The ranch is predominantly improved and native pastures with scattered clusters of varying tree species and towering pines / hardwoods that provide shade for livestock and cover for wildlife. Robinson Creek, a clear, year-round live-water creek, meanders through the heart of the property and is accompanied by nine ponds of varying sizes. Several of these ponds were strategically enhanced years ago through a historic wetland's project featuring earthen levees and water-control structures, creating some of the finest duck habitat in the region. The result is consistent wildlife attraction, excellent recreational opportunity, and breathtaking views from multiple homesites.

Rolling topography, sandy loam soils, and abundant surface water allow the ranch to comfortably carry 80+ head of Longhorn cattle with room to spare, while still maintaining outstanding wildlife habitat.

### **Wildlife & Recreation**

Engineered from day one for the serious outdoorsman, Springer Creek Ranch is a proven producer of whitetail deer, feral hogs, dove, and waterfowl. The managed wetlands and creek bottoms create a duck hunting experience rivaling many high-dollar clubs, yet you own it outright and enjoy it in complete privacy.

### **Improvements – Turn-key & Purpose-Built**

Every structure on the ranch was built with functionality, longevity, and low-maintenance ranch life in mind:

- Main Barndominium (4,776± SF total) – 1,000± SF of finished living quarters (2 bed / 2 bath, open-concept kitchen/living). Remaining is 3,776± SF of enclosed shop, storage, concrete floors, roll up doors, and overhangs.
- Secondary Barn & Guest Quarters (1,620± SF total) – 300± SF fully finished 1 bed / 1 bath apartment perfect for a ranch manager, guests, or short-term rental – Balance of building used for multiple purposes
- Large Equipment Barn (3,000± SF) – Dual roll-up doors, concrete floor, ample workspace
- HVAC Shop (400± SF) – Climate-controlled for tools, reloading, or office use
- Custom Cattle Working Facilities – Heavy-duty Longhorn handling pens, squeeze chute, sorting alleys, and shade trees– all designed for safe, efficient operation

### **Operations & Infrastructure**

- Multiple water wells
- Multiple septic systems
- Co-op electricity and high-speed fiber optic internet to all improvements
- Excellent interior road system with all-weather gravel base
- Fully fenced and cross-fenced with 5-strand barbed wire in good to excellent condition
- Current 1-d-1 agricultural valuation (Ag Exempt) keeps property taxes remarkably low

### **Location & Access**

- 12 minutes to Sam Houston State University & Huntsville Regional Airport
- 15 minutes to downtown Huntsville
- 45–50 minutes to The Woodlands / ExxonMobil / IAH via I-45
- 90 minutes to downtown Houston
- Private, gated 80' owned flag stem provides exceptional seclusion with zero road frontage visibility

### **Investment Highlights**

- Completely unrestricted – ideal for continued cattle operation, family compound, corporate retreat, or high-end hunting lodge development
- Abundant surface and groundwater
- Proven income potential from cattle, hay production, and guided hunting opportunities

- Rare combination of scale, live water, managed wetlands, and proximity to major employment centers

Springer Creek Ranch is more than a property, it is a fully operational, income-producing Texas legacy ranch that is truly turn-key in every sense. Whether your vision is to continue raising Longhorn cattle, create a private family estate, or operate an exclusive hunting lodge just minutes from the fourth-largest city in America, this ranch stands ready for immediate enjoyment and future appreciation.

Contact Walker Powell and HomeLand Properties today for your private tour of Springer Creek Ranch – properties of this caliber, location, and condition are rarely offered to the open market.

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**Utilities:** Electric available, Water via well

**Utility Providers:** Mid South Synergy



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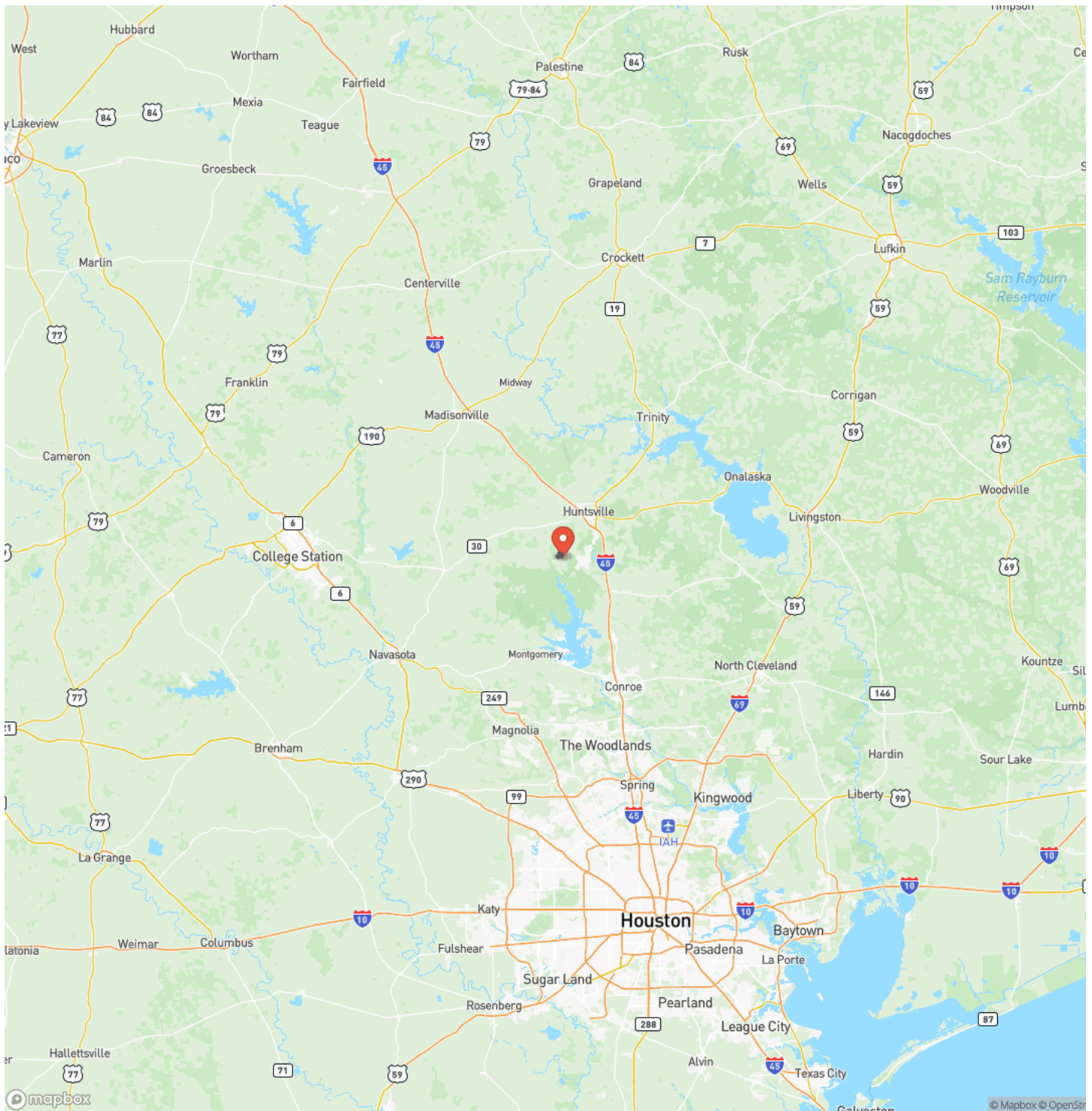
## Locator Map



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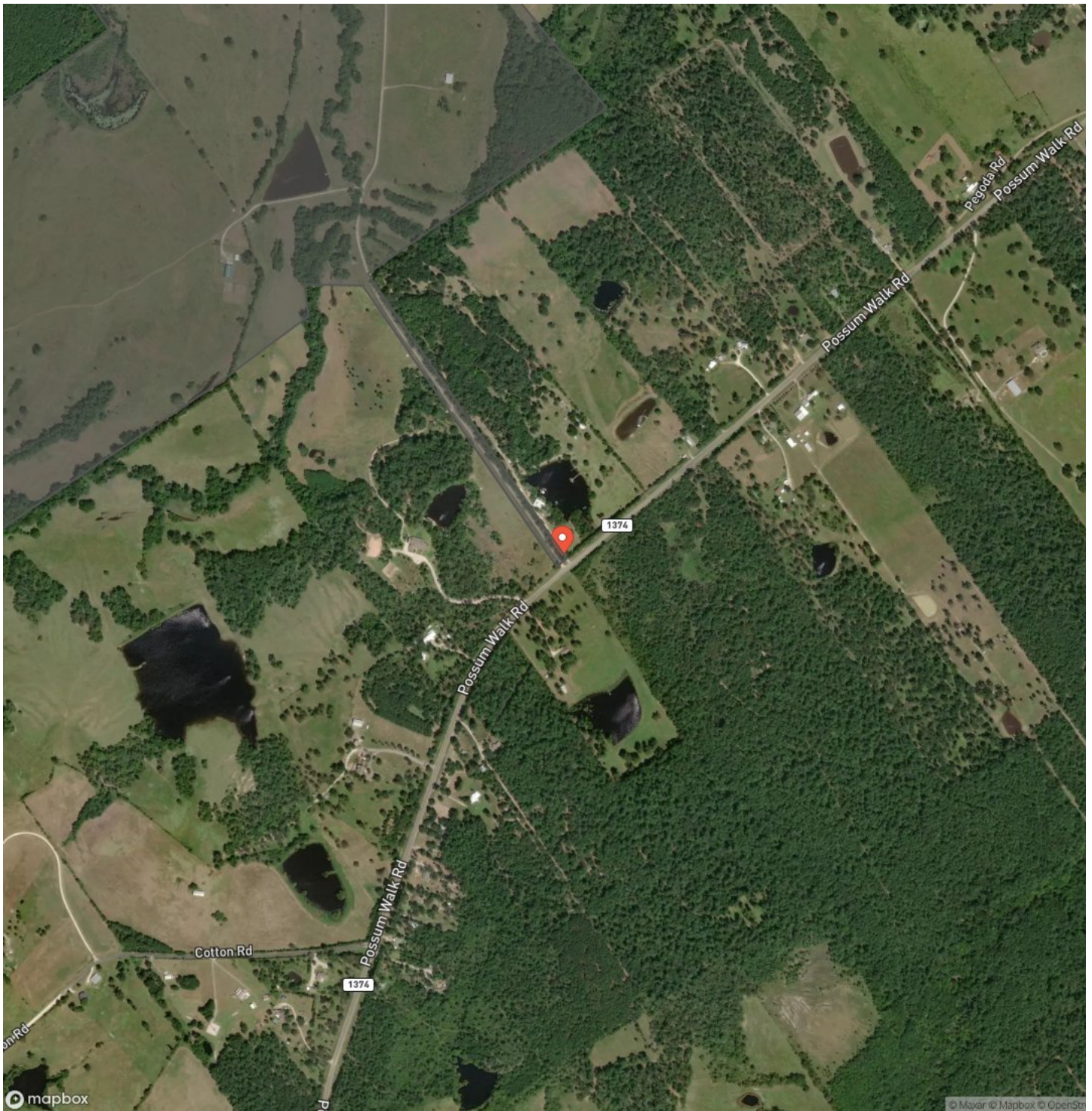


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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Walker Powell

## Mobile

(936) 661-9442

## Office

(936) 295-2500

## Email

walker@homelandprop.com

### Address

1600 Normal Park Dr

## City / State / Zip

Huntsville, TX 77340

## NOTES



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



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**Legal Description Disclaimer:** Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

**Easement Disclaimer:** Visible and apparent and/or marked in field.



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