



TALLY BOTTOM RANCH
1,215.66+/- ACRES
HARRISON COUNTY, TEXAS
\$2,860,000

TALLY BOTTOM RANCH

HARRISON COUNTY, TEXAS | 1,215.66+/- ACRES



UPDATE!! Now listed below appraisal value!

OVERVIEW: Tally Bottom Ranch is a wild and beautiful 1,215+/- acre recreational ranch nestled in southern Harrison County. The ranch is primarily made up of sprawling hardwood river bottom habitat that is prime for wildlife and recreation with over a half mile of Sabine River frontage. The ranch boasts an incredible road system with over 12 miles of all-weather access to all corners of the property providing plenty of opportunities for ATV's or

horseback riding. One of the unique aspects of the ranch is its proximity to I20 (3.5 miles) and its remote privacy. It is a true get away that will provide you and your family with years of memories.

LOCATION: Tally Bottom Ranch is located ~6 miles south of Hallsville, Texas, with road frontage on FM 2625 for all weather access. The ranch is also conveniently located only 12 miles from Longview, 16 miles from Marshall, 50 miles from Shreveport, and 138 miles east of downtown Dallas.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change



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IMPROVEMENTS: There is a beautiful, custom-built 2-bedroom, 2-bath, 2,759+/- SF home located in the north portion of the property complete with large front and rear porches, all shaded by towering hardwoods. The home, having pier and beam construction, was built in 1996 and has been well-maintained ever since. The main exterior is comprised of fire-retardant Hardiplank and a new roof was installed in 2006. The home boasts two large bedrooms and an office that can be converted into a third bedroom. It also has two A/C units with heat pumps, a gas fireplace in the family room, an antique heating stove in the dining room and views of both the front and back yard from nearly every room. The kitchen is outfitted with Silestone counter tops, an island bar, and custom cabinets. The master bed and bath are both spacious and well-appointed with a beautiful garden tub in the master bath. The immediate yard is surrounded by an iron fence and is completely irrigated from the well water. The home also has a GENERAC Quiet Source Series 45KW back-up generator for convenience.

Adjacent to the main home are five other outbuildings including a shop and a horse stable. The main shop is a 30'x50' metal building on a slab with both electricity and water. The tractor and hay shed is 44'x30' with electricity, the horse barn is a metal structure with both electricity and water, 24'x53' in size. Two other storage/office buildings can also be found near the main house, 10'x12' and 8'x16' in size, both with electricity.

The river camp is a 1,050 SF building with pier and beam construction, comprised of 1 large bedroom, 1 bathroom, living area, full kitchen, and storage room. The main living area has a full-service kitchen, a wood stove and is cooled by three window units. The bedroom can comfortably sleep 4-6 people making it ideal for a hunting and fishing camp. The camp house was constructed in 2012 with fire-retardant Hardiplank, a metal roof, and an elevated concrete deck and porch. Near the river camp is a water well to supply the entire camp, a screened in cleaning shed, and a skinning rack. All buildings at the river camp are outfitted with both electricity and water.

Despite most of the property being within the bottomlands of the Sabine River, the main house and river house have never flooded since they've been built. The house and river camp were both constructed and strategically located in areas that are not conducive to flooding. Well-appointed amenities in close proximity to the Sabine River are a rare find.



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RANCH HISTORY: The Tally Bottom Ranch is part of a larger tract once owned by Longview Industrialist R. G. LeTourneau. Mr. LeTourneau purchased the land in 1948 and for a period over 20 years used the property along the Sabine River to test heavy-duty earthmoving equipment. The property was later used by LeTourneau to experiment with planting and growing hybrid grasses and sorghum crops, as well as raising Charolais cattle. As one can see in an aerial photo of the property, much of the land used for developing the LeTourneau heavy earth moving equipment has resulted in the formation of an unusual slightly rolling landscape.

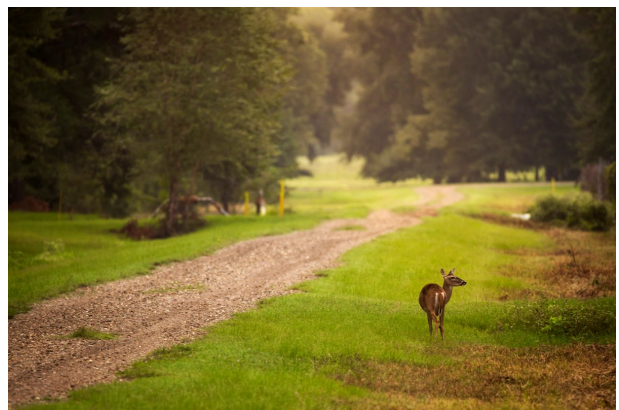
This unique topographic feature was caused by experimenting with a large crusher having 6-foot diameter discs and 10-feet in diameter drums that would knock down large 4-foot diameter trees and shattering the roots of the trees to produce ground mulch. All of this experimentation was the result of large-scale research and development effort by LeTourneau to develop new equipment for large-scale timber projects in West Africa and South America.

Today, the remnants of this operation have produced a diverse land use of hay fields, timber stands and some very unique habitat for wildlife. These land striations, per se, have resulted in a higher percentage of "edge" for wildlife, particularly deer. Also, it has potentially added areas that are conducive for waterfowl habitat.

TREES, GRASS, FORBS: The ranch consists primarily of hardwood bottom flats with a multitude of clearings uniquely created in a way that supports

a large amount of wildlife. The ranch also boasts an incredible amount of pine timber, both planted and native providing the new owner with instant income potential. On the south portion of the ranch you'll also find approximately 100 acres of prime coastal Bermuda with excellent road access for ingress and egress. The deep, fertile river bottom soil produces excellent Bermuda, even in the driest of conditions when grasses located in higher elevations are drying up.

This vegetation pattern is unique to this portion of Harrison County and over the years has shown to be a positive when it comes to hunting and recreation. In some of the areas, sloughs have formed and have been reforested providing some really amazing waterfowl habitat. White Oaks, Pin Oaks, Red Oaks, hickory, walnut, river birch, sweet gum, black gum and other hardwoods dominate the property. Numerous soft mass species such as persimmon, willow and pine can also be found throughout the ranch creating a diverse and aesthetically pleasing landscape enjoyed by wildlife and humans alike. Palmettos and native browse cover the forest floor helping create the unique environment only found in a true hardwood river bottom.



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WATER: There is an abundance of water across the ranch ranging from low lying wetland sloughs to ponds and lakes and of course access to the Sabine River. There are dozens of acres of prime waterfowl habitat including flooded green timber, and other seasonal wetlands. Shallow water wells supply drinking water to the main house and river house while a well for irrigation/lake supplementation can be found at the 4-acre pond.

TOPOGRAPHY: The terrain is fairly flat, as is with most river bottoms in East Texas. The river house and main house are both perched on the higher points while the lower areas can be easily noticed on the aerial map. The hay meadows are also somewhat flat but drain well providing access throughout much of the year. The topography through the timber varies with some areas draining better than others. With that being said, there are some incredible opportunities to enhance and develop sound waterfowl habitat. Such diversity offers the landowner countless options for recreational opportunities.

WILDLIFE AND FISHERIES: The Sabine River bottoms are historically known for producing excellent whitetail deer. White tailed deer, hogs, squirrels, waterfowl and other varmints can all be found across the ranch. A high level of care has been given by the owner and the hunters to ensure that only mature bucks and the proper number of does are to be harvested each year. As a result, last year, one hunter harvested a buck scoring 168 1/8" B&C. Whether you prefer to run lines or fish with rod and reel, this ranch has you covered. The 4+ acre pond on the south end of the ranch provides excellent fishing opportunities. While the 1/2 mile of river frontage offers opportunities to fish from the

bank. There is also an established boat ramp near the camp house for convenience if you wish to launch a boat onto the river. Fish species include flathead and blue catfish, sand bass, crappie and gar.

LIVESTOCK/HAY PRODUCTION: This ranch offers approximately 100 acres of highly improved pastures, which historically, has been fertilized and managed for optimum production. These coastal pastures are currently yielding clean, high quality hay suitable for both cattle and horses. There is currently no livestock grazing the ranch, but fences have been built with quality in mind and will certainly be effective for turning cattle.



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MINERALS: No oil/gas minerals conveyed, only surface minerals.

EASEMENTS: There are several easements granted to neighboring landowners, pipeline companies and two O & G companies servicing and developing natural gas wells on the property.

UTILITIES: Electricity is provided by Upshur Rural Electric. Water wells provide water to the main house and the river camp. An additional well is in place near the 4-acre pond for supplemental use. Gas provided by Martin LP.

PROPERTY TAXES: The majority of Tally Bottom Ranch currently carries an Agriculture/Timber Exemptions. Ask Broker for details.

SCHOOLS: Hallsville ISD

PRICE: **\$2,860,000 (\$2,352.63/acre)**

1,201+/- acres without house and surrounding 14+/- acres is available for \$2,400,000 (\$1,998.26/acre). Ask broker for map and details.

CONTACT:

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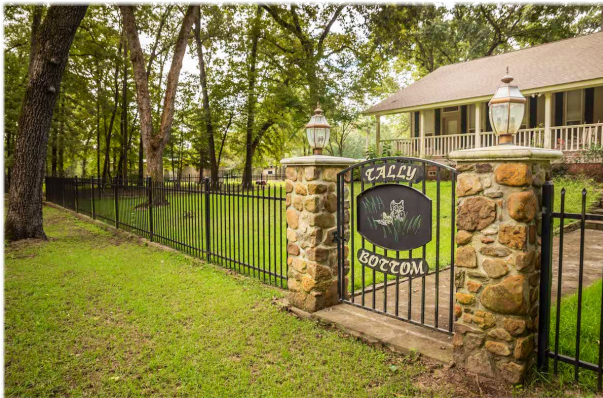


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\$2,860,000 (2352.63/ACRE)



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