

TIN 4 RANCH  
436.3± ACRES  
STEPHENS COUNTY, TEXAS  
\$5,800,000



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



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**GENERAL DESCRIPTION:** Tin-4 Ranch is a top notch, high fence game ranch in the heart of Stephens County featuring a first-class, contemporary home. This architectural masterpiece is centrally located on a hilltop with live oaks and impressive panoramic views. Key features include unique gathering areas such as Sid's place, the Lake House, and a fully operational trap & skeet range. Numerous hunting stands, wildlife food plots and fenced corn/protein/alfalfa feed stations provide exceptional hunting opportunities. There is a dove field with native sunflowers, two (2) lakes, three (3) large earthen stock tanks, three (3) wildlife food plots and plenty of topographic elevation changes. The game fence has been well maintained and there is a road allowing access around the entire perimeter of the property. A good internal road system provides access throughout. Cross fences are

in great condition with 4 primary pastures, two fenced wildlife food plots, and fencing around the main home and guest home. The terrain has over 100 feet of elevation change with a branch of Little Cedar Creek traversing the central valley running through the property. Tree cover consists of live oak, post oak, elm, cedar, mesquite and a variety of other hardwood trees typical of SE Stephens County. Hunting is excellent with huge whitetails and a small herd of axis deer. Tin-4 Ranch is game managed and in TPWD's MLD Program. The ranch has produced several trophy class whitetail bucks, not to mention the strong population of turkey, dove, and ducks. The lakes are stocked and excellent for fishing with a fish feeder on the larger of the two lakes and plenty of ducks in the fall and winter. This one of a kind property is being sold turn-key and ready to enjoy from day one.

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**LOCATION:** Tin-4 Ranch is located just south of Caddo, Texas at the end of County Road 129 in a desirable and secluded location between Strawn and Breckenridge in SE Stephens County. The Dallas/Fort Worth metroplex is located approximately 1 hour 40 minutes to 2 hours 10 minutes east of the ranch. Access is by a county maintained, all-weather road in good condition.

**DIRECTIONS:** From Weatherford, go west on Highway 180 just past the community of Caddo in Eastern Stephens County. Then turn left on FM 717. Take FM 717 South for approximately 5.6 miles until County Road 132. Go Right on CR 132 and follow CR 132 for one (1) mile to County Road 129. Turn Right on County Road 129, heading North for one (1) mile to a set of Yellow double steel gates with cattle guard. These gates remain locked at all times as County Road 129 becomes a private road past this point. The main entrance to the ranch is a few hundred yards from the Yellow gate. Tin-4 ranch is extremely private being at the end of a dead-end road.

**ACCESS:** County Road 132 & 129 are all-weather, maintained public roads. There is also an excellent system of interior roads with several miles being all-weather. There is approximately .75 miles of private County Road 129 frontage on the east boundary with 3 entrance gates.

**WATER:** The Tin-4 Ranch features two (2) large lakes, the House Lake and Texas Lake. The House Lake is approximately 3.5 surface acres and Texas Lake is approximately 6.5 surface acres. These two lakes are supplied by a branch of Little Cedar Creek that traverses through the central valley located in the middle of the ranch. Currently, Texas Lake is 18.5 feet deep near the dam where a nearby fish feeder attracts huge catfish, bluegills, and bass. These lakes are well-stocked with fish and both have older docks allowing access from the water's edge. There are three (3) earthen

stock tanks including the Catfish Tank and Walls Tank. Additionally, there is a small wetland area in the NE part of the ranch near the barn/ storage area.

**TERRAIN:** There is over a 100 feet of elevation change providing scenic vistas throughout. The two lakes are located in a valley/ drainage that seasonally runs water through the middle of the property. This riparian area is protected by hilltops/ ridgelines on either side creating absolute privacy. Above the drainage area are rolling hills covered with strong native grasses, good tree cover and areas with deeper soils perfect for cultivating wildlife food plots. Overall, the terrain is diverse and scenic with big views of the surrounding country side.

**VEGETATION:** This property is located in the Cross Timbers Region of Texas. Trees are typical of this area and consist of live oaks, post oaks, cedar, mesquite, cedar elm, American elm, and hackberry. An excellent diversity of forbs and browse such as elbowbush, skunkbush, bumelia, and lotebush all benefit the wildlife. Grasses are all native and in good condition for grazing cattle.



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**HOUSING COMPOUND:** This beautifully designed architectural gem was started in July of 2015 and completed in December of 2016. It's contemporary style is refreshing and impressive with lots of natural light and views of the surrounding landscape. At the center of the compound is the main meeting area which is surrounded by five (5) separate buildings containing multiple living quarters. The layout flows nicely with a couple dog-trot locations perfect for enjoying an afternoon outdoors. The main meeting location has an elegant and natural feel with quality materials and clean lines. Large windows cover the living room with a floor to ceiling stone fireplace on the east side of the room. Windows flank the fireplace on either side allowing for spectacular views of the sunrise across the landscape. On the west side of this central meeting area is a large, all purpose kitchen and outdoor cooking area. The inside kitchen is equipped with all Thermador stainless steel appliances, two (2) matching Kitchen Aid wine and drink coolers, two (2) copper sinks, a 12 X 7 foot walk in pantry and 39 drawers and cubbards for storage. Just outside the kitchen doors is a fully equipped outdoor cooking area surrounded by live oaks, tree lights, and decomposed granite pathways. The outdoor kitchen features an EVO griddle top, a "Big Green Egg" ceramic grill & smoker and a coal burning grill top. The great room is surrounded by four (4) separate buildings. These building contain a master bedroom, two (2) separate guest rooms and a family game room with wash room and storage area. For access to most of the detached buildings, there are large covered breezeways. The entire compound is equipped with a Sonos wireless speaker and home sound system. This design allows family and friends to gather in the kitchen & great room and still have their privacy when it's "time to call it a night". On the north side of the compound is a covered parking area with two (2) separate full size guest bedrooms located above. All bedrooms have private baths making for 5 bedrooms/ 6 baths total. The master bathroom has heated floors for those cold winter mornings and the compound sleeps 11 people comfortably. This is impressive compound was designed by renowned architect, Randy Gideon, out of Fort Worth.



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**SILVER CLOUD GUEST HOUSE:** This 2100 square foot Elliot Solitaire manufactured home was the original residence on the property. The current owner stayed there for several years after the property was purchased until the construction of the new home was completed. The guest home is still actively used today for family and friends. There are 4 bedrooms/ 2.5 baths and the home is in very good condition and sits along the banks of the "House Lake". It is fully furnished and has a large wooden back deck and front deck. On the east side of the home is a separate open faced metal building with a concrete floor and enclosed work room. Located around this home area is a separate small storage building, a pump house for the homes water supply system and an in-ground storm shelter. Large oak trees provide good shade and there are excellent views of the lake from the back porch.



**SID'S PLACE:** Named after a favorite family hang out in Montana, Sid's place is a refurbished early American style wood cabin with metal roof taken from the pages of an old Texas western. The cabin's interior has 1950s Rancho furnishings, a flat screen TV, wood burning stone fireplace and a card table. The front porch is surrounded by a large live oak motte adorned with strands of lights. Next to the porch is a horse shoe pit and a large fire pit great for entertainment. The campfire is surrounded by large natural stones perfect for telling stories. Sid's place is equipped with two large Rancho style couches that can be folded out into sleeping beds, if desired. Sid's place will take you back to another place in time.



**THE LAKE HOUSE:** The "Lake House" is a second refurbished early American style stone structure located in the heart of the Tin-4 Ranch on the banks of the larger "Texas Lake". This stone room is primarily used for hunting supplies, fishing supplies, and trap & skeet storage. A roll-up glass door leads to a large brick smoker big enough to cook a feast. There is a traditional fire pit with impressive stone slab tables nearby.



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**TRAP, SKEET, AND 5-STAND:** A fully operational trap & skeet range is setup near the Lake House and Texas Lake. The range includes multiple shooting positions with a high house, low house, trap house, and 5-stand. There are six (6) top of the line and solar powered Lincoln throwers with remote controls in excellent condition. A metal roofed, open-aired shed is nearby and provides shade on a sunny afternoon.

**BARN AREA:** There is a fully enclosed storage/ work room adjacent to a covered area for storing equipment and supplies. A walk-in cooler is present and perfect for storing game. Two sea containers are in place and great for feed storage. There is also a set of pens and squeeze chute for working cattle.

**TURN-KEY SALE:** The Tin 4 property is offered "turn-key" and will include the following: All major furniture which is extremely high quality, appliances, artwork, linens, rugs, dishes and silverware, furnishings in the Silver Cloud guest home and Sid's Place as well. This sale also includes ranch equipment such as: Kubota Pro 60 Commercial Zero Turn riding mower, a Can-Am HD10 Defender Five (5) seater UTV, a Can-Am HD8 Defender Two (2) seater UTV, all hunting stands, wildlife feeders, Axis deer, Whitetail deer, a Browning PP65T Gun Safe Platinum Plus & all trap and skeet equipment. All items are in excellent condition and are included in the sale price.

## UTILITIES:

Electric: Provider is Comanche Electric Cooperative. The power line to the main compound is buried for approximately 200 yards away so poles do not impair the surrounding.

Water: The main house has a 6000-gallon steel water holding tank. Water is pumped from the deep stock tank located behind the

compound to a 6000- gallon steel holding tank. The water is purified through a state-of-the-art filtration system before it is piped to the house. Two (2) DuraMac water pumps in conjunction with a Pentair Pentek Intellidrive Constant Pressure Controller keep the water pressure constant to all parts of the compound. There is a Pentair Ultraviolet water purification system in place that keeps the water filtered and clean for household use. The owners have never had any issues with water availability at the ranch.

**WIRELESS INTERNET & ALARM SYSTEM:** Internet is through Excede and works well at the headquarters. There is also an alarm system in place for added security.

**WILDLIFE:** Deer, turkey, hogs, dove, quail, ducks and other wildlife species are plentiful and provide great viewing/ hunting opportunities. In the last few years, ten (10) Axis deer were purchased and released on the ranch and there are now believed to be 18 with a couple being trophy class. The lakes and tanks attract an abundance of waterfowl in the fall and winter months allowing for good duck hunting opportunities. Turkey are plentiful and spring turkey hunting can be exceptional.



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**DEER HERD:** Whitetail deer herd is believed to consist of around 75-80 deer. Buck: Doe ratio is 1 buck: 1.2 does. Trophy bucks in the 180-220 B&C class are believed to be on the ranch at this time. The current owner started his high fence deer herd with three (3) whitetail breeder bucks from Turner Farms and twenty (20) bred does, adding an additional 6 bred does later. The property is in the TPWD's Managed Lands Program and 5 buck and 7 doe permits were issued for the 2020-2021 season. The property was game fenced in 2011 and wildlife has been intensively managed ever since.

## HUNTING IMPROVEMENTS:

- Four (4) Ranch King hunting blinds.
- Four (4) Ranch King 500# corn feeders (ground level).
- One (1) Texas Hunter fish feeders on Texas Lake.
- Three (3) 1500# All Season protein feeders.
- Two (2) 1000# All Season protein feeders.
- Three (3) wildlife food plots.
- Three (3) entrance gates on east side of ranch.

**FENCING:** There is approximately 3.66 miles of well-constructed high game fence along the perimeter of the ranch that can be driven around and checked. The high fencing is in excellent condition and will hold deer and cattle on the property while keeping hogs and predators out. There are several cross fences in good to excellent condition creating 4 main pastures with the Headquarters and Guest home areas being fenced off to keep cattle away from these improvements. All the protein/ alfalfa feed stations are fenced to keep cattle out.

**WILDLIFE FOOD PLOTS:** There are three (3) wildlife food plots currently planted in small grains to supplement and attract wildlife for hunting. There is also one (1) dove field currently in native sunflowers. The food plots are 7.1 acres (fenced and closest to the entrance), 2+/- acres (just west/ NW of the sunflower field), and 2.7 acres (fenced and located in the NW part of the ranch). The dove hunting field is approximately 5-6 acres and sits along the southern fence line on high ground above the Texas Lake.

**FEED PROGRAM:** Protein is fed year-round. Corn is fed from August to May. Alfalfa is fed in open troughs next to the free choice protein feeders. Amount fed or consumed is different based on each feeder and the climate cycle for the year. There is always feed out when the wildlife needs it.

**GRAZING & HUNTING:** The current ranch manager grazes a small number of cattle on the property, which is not overgrazed. Amongst other items, the ranch manager is in charge of planting the wildlife food plots, filling feeders and mowing around the ranch and roads. Hunting is reserved for family and guests.



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**EASEMENTS:** There is an overhead transmission line easement crossing the western portion of the property not very far from the west fence. It is not noticeable from most of the ranch and not seen as having a significant impact on the quality of the ranch.

**MINERALS:** The owner is believed to own a portion of the minerals on 125 acres of the property. There is no active oil and gas production on this ranch. All minerals owned will convey.

**SCHOOL DISTRICT:** Breckenridge ISD.

**PROPERTY TAXES:** The property is agriculturally exempt and taxes are estimated to be \$11,257.23 annually.

**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 Listing Broker.

**PROPERTY OVERVIEW:** This is an exceptional, multi-purpose family ranch having impressive living quarters that are fully

furnished, unique areas perfect for entertaining, two stocked fishing lakes, game fenced with hunting set-ups and food plots in place, trophy deer, and a world class trap & skeet range. This turn-key property is ready to enjoy day one. Must see it to truly appreciate the uniqueness and quality of the property.

**PRICE: \$5,800,000**

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## CONTACT:

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