

NOONDAY ESTATE
20.683± ACRES
HARRISON COUNTY, TEXAS
\$995,000



Office: (214) 361-9191
www.hrcranch.com

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OVERVIEW: Noonday Estate is a beautiful 20.683+/- acre turnkey property nestled in a highly desirable area of western Harrison County. The property consists of a large custom log home overlooking incredible rolling pastures, scattered timber, a nice pond, and plenty of room to relax after a long day. The farm is perfectly suited to run cattle, horses, or raise hay with the fertile pastures, high quality fencing, and abundant water. Surrounded by similar properties, and within close proximity of town, this

property provides an opportunity for a private yet convenient homestead.

LOCATION: Noonday is located approximately 6.5 miles north of Hallsville, Texas, with road frontage on Noonday Road for all weather access. The property is also conveniently located only 6.5 miles from Longview, 13 miles from Marshall, and only 130 miles east of Dallas, all within the highly desirable Hallsville ISD.

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: Over 600' of paved concrete driveway leads to the crown jewel of the property; the custom log home is comprised of 3,682 SF of living space and 6,223 SF under roof. The home sits on top of a hill overlooking the surrounding countryside and is outfitted with a Generac backup generator and a security system. The home has been updated throughout over the years to maintain a more modern appeal.

The 4 bed, 5 bath, two-story home was built by award winning builder, Scott Hamilton, and thoughtfully laid out and customized, sparing no expense. All 3 guest rooms have new carpet and each bath has been recently updated with granite, tile and new Kohler toilets. Two hot water heaters service the home, along with two new energy efficient A/C units. In the kitchen you'll find Dacor Appliances, granite counters, custom Ash cabinets, two ovens, an ice maker, a GE Monogram vent hood covering the gas/electric stove top, and a large walk-in pantry. The 24' tall ceilings in the main living area showcase the custom river rock fireplace. The large living space can be arranged in a myriad of ways to incorporate large gatherings or provide separate sitting areas, all with views of the surrounding landscape. Both front and back porches offer a wonderful place to sit and drink a morning cup of coffee or relax after a long day. These porches create a really nice space to accommodate large gatherings for birthdays or holidays.

Over 1,800' of pipe fencing surrounds the home and leads up to the steel framed 2,380' SF shop which has 4 roll-up doors, a tack room, three 12'x12' horse stalls with turnouts, and a 24'x12' loft for storage. The shop was well-built by Hendrix & Arp and features water and electricity, electric overhead doors, and floor drains for convenience.

There is also a 42'x24' steel framed hay barn with concrete floors and is outfitted for utilities if ever needed. The barn will hold 60 large round bales and has a 12'x12' roll-up door. Centrally located between all three pastures is a set of Allen heavy duty panels and a squeeze chute setup for working cattle. For inclement weather there is also a 24'x12' lean-to in the north pasture for livestock to seek shelter in.



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TREES AND NATIVE 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 which helps provide privacy to the house.

WATER: The property has a 480' deep well with incredible drinking water and is outfitted with a 5 HP pump to service the improvements and the two sprinkler systems. The water is some of the best well water we've ever encountered and is reminiscent of Wood County water with no odor or after taste. The property also features a nice ~0.47 ac pond in the west pasture and the house pasture features a water trough to ensure livestock have access to water.

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 around the home. The majority of the pastured areas are all well drained and can easily be traversed providing plenty of opportunity for hay production.

LIVESTOCK/HAY PRODUCTION: The majority of Noonday Estate is in improved or native pasture. The property currently supports 6-8 AU's with plenty of room for more. The last several years, the livestock were moved to the pasture just south of the house for a short time period while the west and north pastures were mowed for hay. The pastures have been sprayed and fertilized for maximum productivity. The property is fenced and cross-fenced with either pipe or 5 & 6-strand barbed wire, with an electric wire running the entire west and north boundaries.

MINERALS: Surface only.

EASEMENTS: One easement along south property line for West Harrison Water Supply.



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UTILITIES: UREC Electricity runs underground to the house and well. A deep water well provides the drinking water. The well is 480' deep with a 5 HP pump and also supplies the water for irrigation around the improvements. The house also has a 500 gallon propane tank to supply the generator, cooktop, and fireplace. West Harrison WS available on southwest side of property if needed.

PROPERTY TAXES: Ask Broker for details.

SCHOOLS: Hallsville ISD

PRICE: \$995,000

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

Stephen Schwartz- Agent

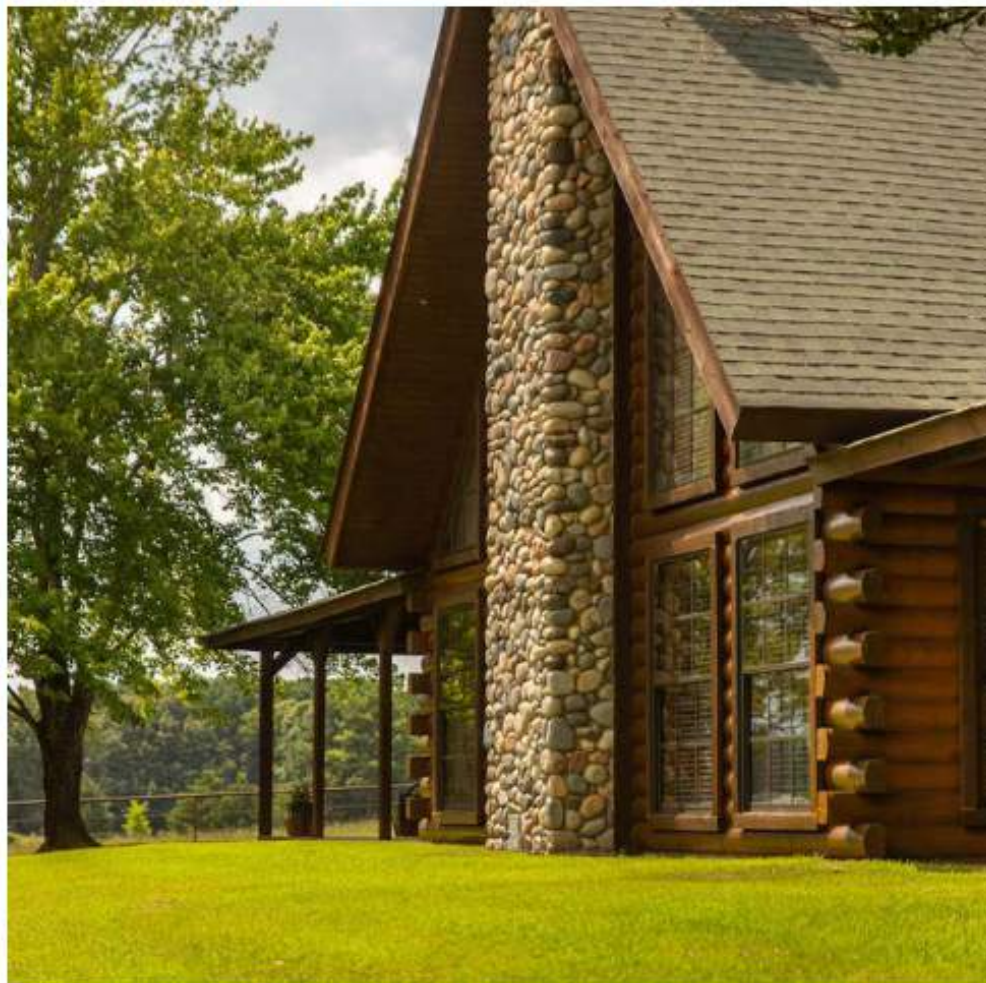
(903) 738-7882 mobile

stephen@hrcranch.com



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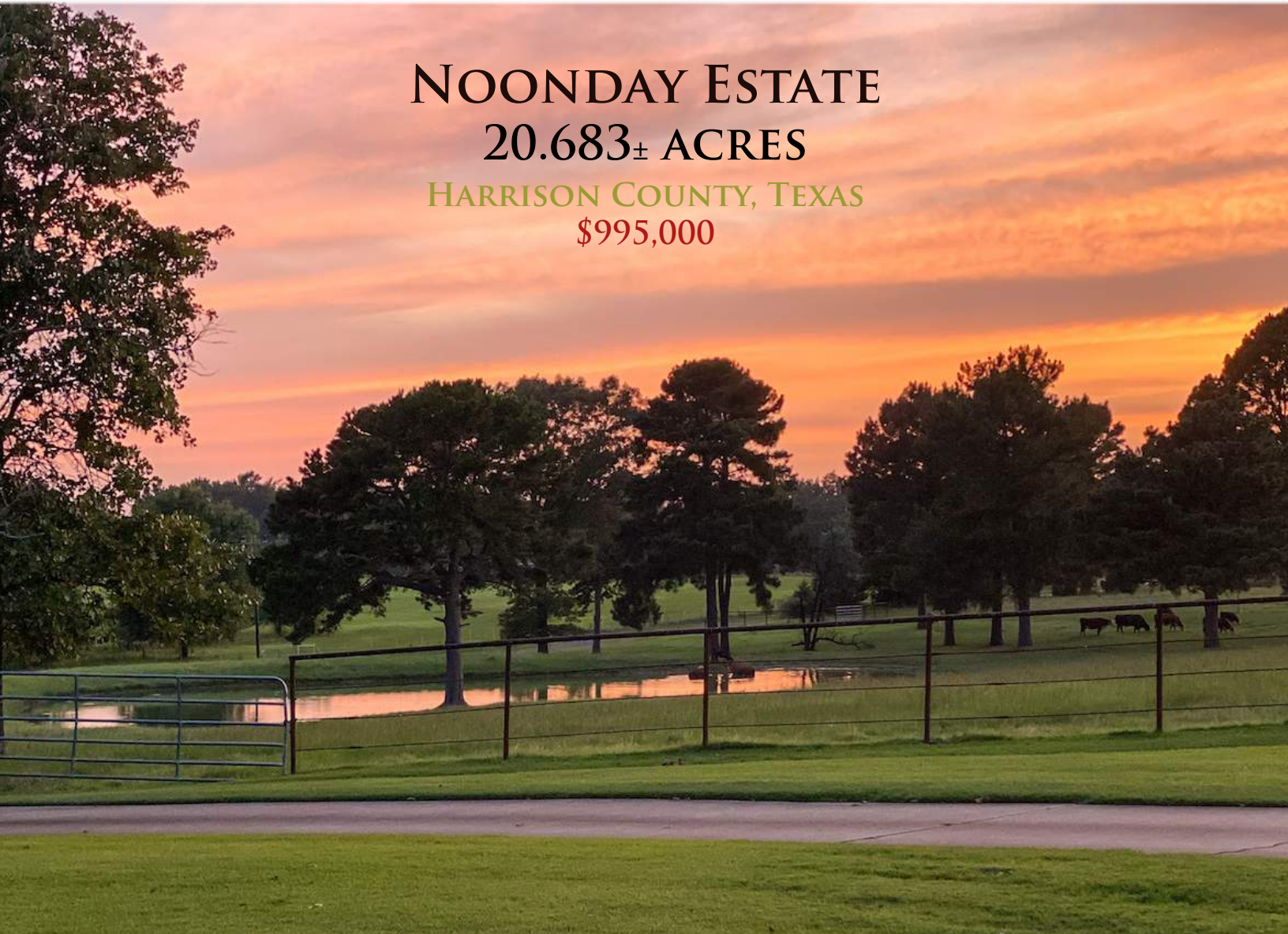


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