OAK HILL FARM 72.63± ACRES Harrison County, Texas \$472,095





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

OAK HILL FARM HARRISON COUNTY, TEXAS | 72.63± ACRES



OVERVIEW: Oak Hill Farm is a beautiful 72.63+/- acre turnkey combination property nestled in a highly desirable area of western Harrison County. The property consists of incredible rolling pastures, scattered hardwood and pine timber, a nice pond, and an excellent balance of ranching and recreational attributes. The farm is perfectly suited to run cattle or raise hay with fertile pastures and abundant water, while offering numerous potential homesites for the future owner. Surrounded by similar properties,

and within close proximity of town, this property provides an opportunity for a private yet convenient home site.

LOCATION: Oak Hill Farm is located approximately 5.5 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, 12 miles from Marshall, and only 130 miles east of Dallas, all within the highly sought-after 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: There are no structural improvements on this property. The pastures have been cleaned, grubbed, and planted back into Tifton Bermuda. A portion of the entry road has been rocked, a new culvert has been installed in the pond dam, new heavy-duty water gaps have been installed in the creek, new boundary fencing and cross fencing, and a new pipe entrance. Overall, this property is a clean slate for the new owner to come in and make it their own.

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

WATER: The property is well watered with a nice ~0.6 ac pond, centrally located that drains into a creek which runs ~ 1,500' across the west boundary. An additional creek drainage spans the property for nearly 1,700' running south to north. The pond could possibly be enlarged or reconstructed and be made up to ~4.0+/-acres, but would need to be verified by a certified contractor. Given the two large hills on either side of the pond, the new owner would have a nice view of the water from either side if they chose to develop either location.

TOPOGRAPHY: Beautiful rolling to sloped terrain spans the property with approximately 80 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 potential building locations for an additional home site and endless recreational opportunities.

WILDLIFE AND FISHERIES: This property has not been hunted in recent years, however there is an abundance of deer in this part of Harrison County that frequent the property and plenty of other wildlife species including waterfowl for recreational enjoyment. Fishing can be enjoyed from the pond which is nestled below two excellent home sites.

LIVESTOCK/HAY PRODUCTION: The majority of Oak Hill Farm is in improved or native pasture with approximately 13-14 acres in heavy native timber. 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 used for hay production in the summer and grazed in the winter. The pastures have been cleaned, grubbed, and replanted for maximum productivity.

MINERALS: Surface only.



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EASEMENTS: One easement for an electric line.

UTILITIES: UREC Electricity runs along the southern boundary across the tract, providing a future homesite with power. West Harrison WS available on south side of Noonday Rd.

PROPERTY TAXES: 2019 Taxes were \$32.39. The entire property has an Ag Exemption

SCHOOLS: Hallsville ISD

PRICE: \$472,095 (\$6,500/acre)

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

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 HRC, LLC.







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Hortenstine Ranch Company, LLC (Broker)

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Stephen Schwartz- Agent

stephen@hrcranch.com Mobile: (930) 738-7882

