

THE ESTATES AT BRIER LAKE RANCH

219.955± TOTAL ACRES

HARRISON COUNTY, TEXAS

OFFERED IN ITS ENTIRETY OR DIVIDED INTO FOUR LOTS



Office: (214) 361-9191
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Introducing the Estates at Brier Lake Ranch: Your Perfect Country Living Oasis

OVERVIEW: Discover the beauty of the Estates at Brier Lake Ranch, a pristine 220-acre property awaiting your personal touch. Nestled in the heart of western Harrison County, Texas, this raw and undeveloped land boasts a newly stocked 46-acre lake, providing breathtaking views and recreational opportunities for new owners. Whether you're interested in the entire property or individual lots,

the choice is yours. Designed for those seeking a serene country lifestyle, this is an opportunity to build your dream home in a meticulously prepared environment.

LOCATION: Situated in the highly acclaimed Hallsville ISD at 9466 Noonday Road W., Hallsville, Texas, this property is conveniently located just 145 miles from Dallas, with easy access to Hallsville, Longview, and Marshall. The area offers essential amenities, including dining, ranch supplies, and grocery shopping.

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IMPROVEMENTS: While structurally unimproved, the property has undergone extensive clearing of the undesirable timber and underbrush throughout. Aside from the lake, stumps have been removed along with unwanted brush and debris making this build ready for the new owner. The timber on each lot was thoughtfully thinned and cleaned to create a more open feel yet maintain privacy and aesthetics.

Each lot will have its own entrance from a county road, substantial frontage along the lake, and multiple building locations, allowing the new owner to build their dream home or getaway.

LOTS: Choose from the unique lots available, each surveyed and offering distinct features. Whether it's Lot 1 with a grand hilltop view, Lot 2 for those desiring more space, Lot 3 with its private sunset views, or Lot 4 with manicured landscapes, there's a perfect fit for everyone.

LOT 1: Encompassing approximately 53.3 +/- acres, the estate in the southwestern most reaches is distinguished by a magnificent hilltop, offering one of the most spectacular views across the entire property. Positioned at nearly one of the highest elevations on the land, this corner presents an ideal and easily accessible homesite in close proximity to the county road, providing unparalleled vistas of the lake and the landscape to the north and east.

This prime location offers a convenient homesite and features additional building sites for those desiring closer proximity to the water. With approximately 3,060 feet of lake frontage, this lot provides an extensive shoreline and ample space for constructing a boat slip and/or pier. Immerse yourself in the grandeur of this southwestern estate, where the landscape and views create an exceptional canvas for your dream home.



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LOT 2: Specifically designed for those seeking expansive space, the estate in the western/northwestern portion of the property spans 74.5+/- acres. Accessible from Davis Road on the north end, this lot ensures privacy and maintains the majority of its timber, offering an ideal blend of seclusion and visual appeal. Noteworthy is the exclusive ownership of the dam and spillway. All matters regarding the maintenance needed, repairs or changes, or costs associated with the dam and spillway will be decided upon by The Estates of Brier Lake LLC and its members, should the new owners opt for such provisions.

This unique lot, encompassing the dam and spillway, provides greater room for development and flexibility in building locations. The expansive 2,530 feet of shoreline offers fishing opportunities and the potential to create a boat slip or pier. Additionally, the lot provides breathtaking views of the lake and the surrounding landscape, spanning over 270 degrees. It's a perfect canvas for creating a customized and spacious retreat.

LOT 3: Arguably one of the property's most private and secluded parcels, offers the new owner a retreat with excellent sunset views of the lake. Moreover, it provides a distinctive perspective of the entire lake from its shoreline. Accessible from the north side of Davis Road, this 53.5+/- acre lot boasts good rolling topography, presenting multiple building sites and an abundance of timber that enhances both privacy and aesthetics.

As an additional advantage, utilities may potentially be accessible from the neighbor to the northeast, contributing to the convenience of the property. With approximately 2,050 feet of lake frontage, Lot 3 offers a tranquil sanctuary where the interplay of topography, timber, and lakeside vistas creates a harmonious and private haven.

LOT 4: Spanning 38.5+/- acres, this lot stands out as one of the meticulously landscaped parcels, featuring beautiful rolling topography and an abundance of hardwoods. Offering several excellent building sites, the parcel provides a distinct perspective of the lake and the surrounding landscape.

The entrance to this estate is conveniently located along Noonday Road, marking the south boundary and granting easy access to available utilities. With approximately 2,275 feet of shoreline, this property invites you to relish the lake's beauty and offers the opportunity to add a boat slip or pier. Immerse yourself in the tranquility and refined ambiance of this manicured estate, where thoughtful landscaping and scenic views harmonize to create an exceptional retreat.

Each lot is a distinctive piece of the property, offering various topography, timber densities, and lake frontages. The choice is yours to select the perfect setting that aligns with your vision of an ideal home. Don't miss the chance to embrace the unparalleled beauty and versatility these lots bring to your future residence.

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LAND FEATURES

TREES, GRASSES, FORBES AND SOIL: Nestled within the Piney Woods region of Northeast Texas, the ranch boasts approximately 165 acres adorned with planted pine and a blend of pine/hardwood timber. The predominant timber species encompass a wide variety, including both Red and White Oak varieties, Hickory, native shortleaf Pine, planted Loblolly Pine, Elm, Cedar, Willow, Persimmon, Maple, and an abundance of native browse tailored for deer and other wildlife.

Most of the property's upland terrain is characterized by the dominance of Cuthbert and Lilbert fine sandy loam, creating a favorable environment for various vegetation. Additionally, within the creek drainages, Lulus fine sandy loam enriches the landscape, contributing to this exceptional property's overall diversity and appeal.

WATER: Situated in the heart of the property is a 46+/- acre spring-fed lake. Plans include stocking the lake with baitfish and bluegill in early spring 2024, paving the way for the introduction of largemouth bass in the near future. This pristine waterbody is under the expert management of American Sport Fishing, providing an exciting opportunity for a genuine trophy largemouth fishery.

TOPOGRAPHY: The land showcases undulating terrain with well-drained soil, providing numerous building sites throughout each estate. The property reaches its highest point, slightly above 350 feet above sea level (ASL), on the northeast side of the ranch. From there, it gently slopes down to the lowest point, just below 270 feet ASL, on the northwest portion of the ranch.

Notably, the majority of the FEMA floodplain is contained within the lake footprint, with only a small portion extending downstream. This topographical diversity enhances the property's overall appeal and functionality.



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WILDLIFE AND FISHERIES: Thanks to its pristine and untouched condition, abundant wildlife thrives on the property. Deer are plentiful in this region, utilizing the property daily. The lake attracts waterfowl, with ducks and geese frequenting it during both fall and spring seasons. Notably, the lake is undergoing initial stocking and habitat enhancement, managed by American Sport Fishing. Learn more about the management process at American Sport Fishing (<https://americansportfish.com/>).

EASEMENTS: To our knowledge, there are no known easements that encumber this property.

MINERALS: Ask Broker for details.

UTILITIES: Electricity is supplied by Upshur Rural Electric Co-op, accessible along Noonday Road and the northeastern boundary (subject to an electric easement from the neighbor). Additionally, West Harrison Water Supply is also accessible along Noonday Road.

PROPERTY TAXES: The entire property benefits from an agricultural exemption, resulting in ~\$10,750/year.

SCHOOLS: Situated within the highly regarded Hallsville Independent School District (ISD), this property offers a serene living environment and ensures access to top-tier education. The Hallsville ISD is known for its commitment to academic excellence and a nurturing learning environment.

BUILDING RESTRICTIONS/HOA: Ask Broker for details.

PRICE: The property, encompassing 220+/- acres, is priced at **\$3,695,000**.

Individual Lots*

For those interested in individual lots, a range of acreages and pricing options are available. Whether you envision a grand estate or a more modest retreat, these diverse lots cater to various preferences and aspirations.

LOT 1: \$975,261

LOT 2: \$885,250

LOT 3: \$965,112

LOT 4: \$870,007

*Individual lots are available for standalone purchase or can be acquired in combination with others. For specific details regarding pricing for combined lots, consult the Broker.

CONTACT:

Stephen Schwartz- Agent

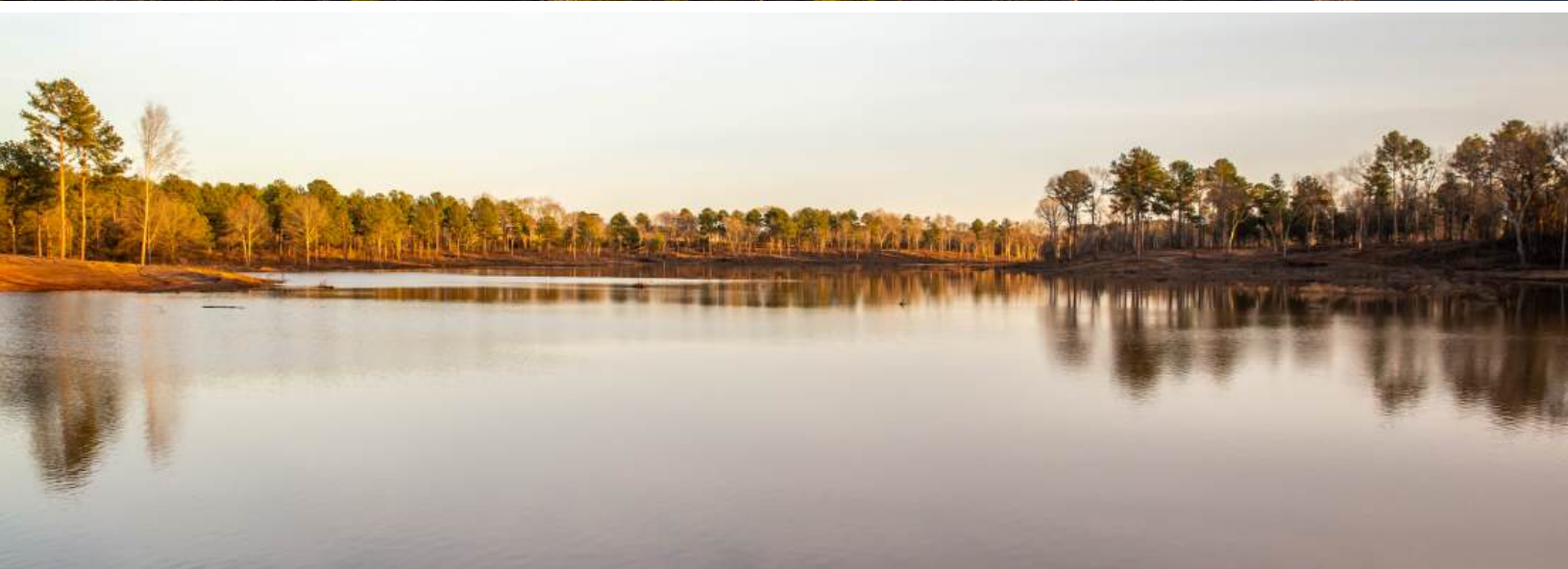
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BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with the Listing Broker/ Listing Agent, and the Buyer's Agent/ Broker must be present at the initial property tour to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

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