

SUNRISE ACRES
57± ACRES
BRYAN COUNTY, OKLAHOMA
\$670,000



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

SUNRISE ACRES

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OVERVIEW: Owned by the same family since the late 1800s, Sunrise Acres Ranch blends historical charm with boundless potential. This unimproved and versatile property features lush, well-maintained pastures and mature timber along its edges, making it ideal for cattle operations, hay production, recreational use, or future development. Whether you're envisioning a dream country home or a strategic investment, this ranch offers a blank canvas ready for your vision.

LOCATION: Perfectly positioned along the fast-growing Hwy 75 corridor, Sunrise Acres Ranch offers 57± acres of opportunity just outside the city limits of Colbert,

Oklahoma. This highly accessible property sits just 1 mile east of Hwy 69/75 and 2 miles north of the Red River, placing you minutes from fishing, boating, and recreation at Lake Texoma—only 4.5 miles away.

Convenient distances to nearby cities::

- 13 miles south of Durant, OK
- 8 miles north of Denison, TX
- 55 miles north of McKinney, TX
- 83 miles north of Dallas, TX

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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TERRAIN: Approximately 75% open pasture and 25% mature timber, offering a practical mix for grazing, wildlife, and future homesites. Gently rolling elevation with natural draws and drainages, particularly in the southwest timbered section, adds character and usability across the property.

SURFACE WATER: A pond of approximately 0.75 acres sits on the east side of the property. Additionally, a seasonal creek flows through the southeastern corner.

FENCING: The property is perimeter fenced.

EASEMENTS: An access easement runs along the southern and eastern boundaries.

UTILITIES:

- Electric- Southeastern Electric Cooperative
- Water- Colbert Public Water

SCHOOL DISTRICT: Colbert Public Schools

TAXES: The property is ag exempt and 2024 taxes were \$60.

MINERALS: Mineral ownership is unknown. No current oil or gas production. Buyers may obtain a mineral report at their own expense.



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SUMMARY: Sunrise Acres offers a combination of history, natural beauty, and location. Whether you're a rancher, investor, outdoor enthusiast, or dream home builder, this land delivers tremendous value and potential just minutes from modern conveniences and major highways.

BUYER & BROKER INFORMATION: Buyer's Agent/Broker must be identified upon first contact with Listing Agent/Broker and Buyer's Agent/Broker must be present on 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.

PRICE: \$670,000

CONTACT:

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