

# SELAH LAKE RANCH

281.27± ACRES

ANDERSON COUNTY, TEXAS

\$3,179,469



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



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**OVERVIEW:** Selah Lake Ranch is an exquisite recreational retreat nestled in Southern Anderson County. This stunning property boasts its centerpiece, Selah Lake, a pristine 12+/- acre lake believed to be fed by natural springs. Centrally positioned within the ranch, the lake offers breathtaking views from the ranch house and features a meticulously

maintained bass fishery, perfect for the avid and/or beginning angler.

**LOCATION:** The ranch is located in Southern Anderson County, south of Elkhart, at the dead-end of Anderson County Road 170 offering peace and privacy.

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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**HOUSE:** The ~2,415 sq. ft., 4 bedroom, 3 bath, ranch house sits on a hilltop, just above Selah Lake, with immaculate fenced-in grounds that allow an area for family and/or friends to fully enjoy. Originally built in 2001, the house was taken down to the studs and completely remodeled in 2019. The open concept floor plan offers big windows that lookout over the lake throughout much of the house. An attached ~440 sq. ft screened-in porch also overlooks the lake and offers a scenic and peaceful place to entertain family and friends.

The grounds are under sprinkler irrigation. Well water irrigates the grounds around the house and an automatic pond pump waters the grounds closest to Selah Lake.

**BARN/SHOP:** The shop was completed in 2021. It is approximately 3,500 sq. ft. The equipment area of the shop is approximately 2,500 sq. ft and has 3 automatic roll-up doors, is on slab and insulated. A half bath is also located inside the shop. Just off the equipment area through one of the roll up doors, is an attached lean-to that offers additional storage area for various ranch equipment. An upper loft that is accessed by a staircase also offers additional storage space in the shop.

Approximately 1,000 sq. ft of the shop has been finished out into two separate rooms, an office and an apartment. The apartment is complete with a bedroom, living area and a kitchen complete with electric oven, sink, and refrigerator.



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**SELAH LAKE:** Selah Lake, the ranch's namesake, is approximately 12+/- acres and is believed to be spring fed. It is an excellent fishery and is currently being serviced by American Sport Fish. In addition to going after largemouth bass, the lake is a scenic place to be enjoyed by all.

## ADDITIONAL STRUCTURAL IMPROVEMENTS:

**Detached 2 Car Garage-** The detached 2 car garage sits just to the east of the main house. It also has a game/storage area with a large ceiling fan and a small wood burning stove. Its glass double doors open to a covered porch/BBQ area that is plumbed for water. A covered lean-to sits off the back of the garage.

**Water Well-** The water well had brand new equipment and filtration systems installed in 2018 and is covered by a Well House that was built to house tanks and equipment. It services all improvements and part of the sprinkler irrigation system. A reverse osmosis system is in place.

**Boat House-** The trex-decked boat house is a short walk down from the ranch house. It has a covered boat slip with an electric lift. 2 submerged monster fishing lights (green) can be turned on at night to attract fish to the dock. The water is approximately 7 feet deep off the front of the dock and is a great place to swim to cool off on those hot summer days. A locked storage closet at the boat dock also provides a place to store gear and equipment.

**Retaining Wall-** A ~440 ft. long retaining wall was built on the lake around the grounds of the house. It allows for a clean, maintained yard all the way up to the shoreline of the lake, that offers wonderful aesthetics.

**Fire Pit-** A rock lined firepit sits near the retaining wall on the lake and is a great place to roast marshmallows or enjoy a warm fire on those bone chilling winter nights.



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**TOPOGRAPHY & TERRAIN:** The ranch has rolling topography throughout. It has approximately 120' in total elevation change with a high point of 500' above sea level and a low point of 380' above sea level. Several unnamed creeks and drainages flow down into Selah Lake, and Kennedy Creek also traverses through the southern portion of the ranch. The ranch has mature, diverse timber throughout consisting of mainly of hardwoods and pine trees. A well-maintained trail system allows access to all parts of the ranch. Amongst the dense timber, there are several small openings that have made for great wildlife food plots for the current owners.

**SURFACE WATER:** In addition to the 12+/- acre Selah Lake, a 1+/- acre pond sits just above the main lake and is separated by a road up to the house and a bridge where the water flows under and into the main lake.

Kennedy Creek runs through the southern portion of the ranch and is also believed to be spring fed.

**WILDLIFE & HUNTING:** Excellent hunting opportunities abound at Selah Lake Ranch. Ample cover, water and habitat support healthy populations of whitetail deer, hogs, coyotes and bobcats.

During the wintering months, opportunities flourish for wintering waterfowl. A group of wood ducks and geese also call Selah Lake Ranch their home throughout the entire year.



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**MINERALS:** Seller owned minerals are negotiable.

**FURNISHINGS/EQUIPMENT:** The owners may consider selling the furnishings and equipment into a separate bill of sale to allow for a "turn-key" experience for the next owners.

**TAXES:** Per Anderson County Tax Assessor, the taxes in 2023 were approximately \$7,726.03. The ranch carries a wildlife management tax exemption.

**PRICE:** **\$3,179,469**

**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.

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## CONTACT:

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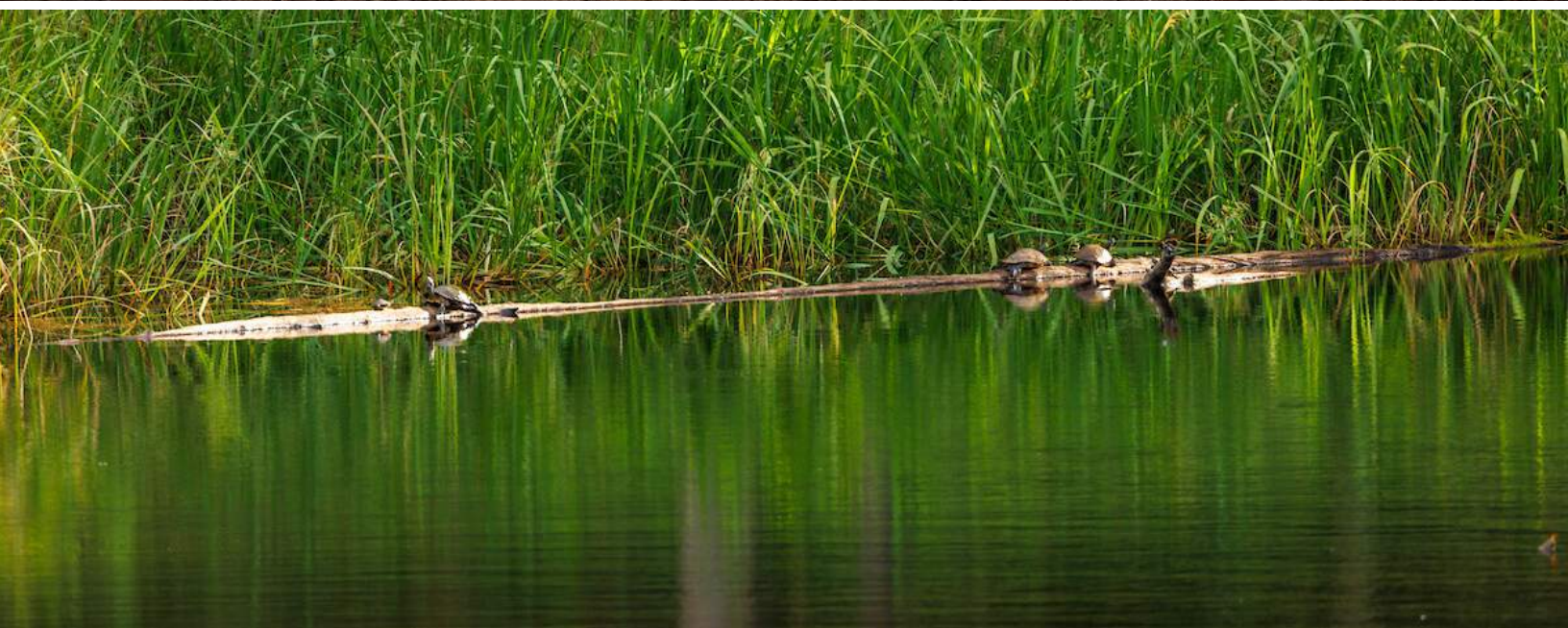
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