

J8 LAKE RANCH
461.71± ACRES
HAMILTON COUNTY, TEXAS
\$5,250,000



(214) 361-9191
www.hrcranch.com

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SUMMARY: Sprawling across the gently rolling hills of southwestern Hamilton County, the J8 Lake Ranch offers the ideal combination of recreation, production, and comfortable country living. Spanning beautiful rolling terrain, the property features a mix of native grass pastures, improved grass fields, and a portion of cultivated land—providing excellent versatility for livestock, hay production, or wildlife habitat management. The centerpiece of the property is a 30+/- acre bass lake, a rare and remarkable asset that not only enhances the ranch’s beauty but also offers outstanding fishing and recreational opportunities.

Gently rolling topography and scattered hardwoods create an inviting landscape that reflects the natural charm and productivity of this portion of Central Texas ranch country. The comfortable ranch home serves as an ideal weekend retreat or full-time residence, offering welcoming living spaces with views of the surrounding countryside. With its balance of open grasslands, water resources, and habitat diversity, this ranch appeals equally to the cattle producer, outdoor enthusiast, and investor seeking a scenic and well-rounded property.

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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LOCATION: Conveniently located 8.0 miles southwest of Hamilton, Texas, approximately 1 hour 50 minutes southwest of Fort Worth, 2 hours 15 minutes southwest of Dallas, 2 hours north of Austin, and just under 3 hours north of San Antonio. Physical Address: 1130 CR 603, Hamilton, TX 76531.

LAKES/SURFACE WATER: The ~30 acre lake follows the shape of the east valley where Spring Branch once traversed the property for ~1.2 miles. In addition to some great bass fishing, the lake is a regular stop for all sorts of waterfowl, and the owner thoughtfully constructed a rock dam up in the headwaters that feed the lake, creating a unique water feature and another holding pond/slough for waterfowl before spilling over the rocks and into the lake. Whether it's good day of angling, riding jet skis, or busting your limit of duck, the lake offers all sorts of recreational uses. Numerous other seasonal sloughs, draws, and ponds are scattered throughout the property.

TERRAIN: The J8 provides over 100' of rolling elevation change and scenic views of the property and surrounding area. A plateau runs through the west half of the ranch and a valley through the east half. The natural rise and fall of the land here, creates a significant watershed and drainage that feed into Spring Branch, a seasonal creek that lies in the bottom of this valley. You'll find a mixture of native and improved grass pastures, as well as a combination of tree cover that consists primarily of scattered live oak motts and mesquite, along with some elm, hackberry, bumelia, cedar, and sumac.



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RANCH HOUSE: The main ranch house measures approximately ~2,288 sf with 2 bedrooms and 2 full baths. The bedrooms consist of the owner's bedroom/master, and then a much larger bunkroom type bedroom that is capable of sleeping as many as 10 or more. The centerpieces of the home are its large dining room and kitchen. Each is finished with wood and rock accents, and in the dining room you'll find a beautiful, stamped copper tile ceiling. These two rooms are ideally suited for entertaining and feeding large groups, making this home a great place for hosting family and friends. The flooring throughout the home is a uniquely shaped pattern Saltillo tile, that was specifically chosen by the owners for its "French/New Orleans" style and charm.

BARN: Just southwest of the home you'll find a 1,500+/- sf rock sided barn on concrete. The barn has doors on either end allowing for drive-thru use and functionality for ease of storing feed, equipment, and side-by-sides.

WATER WELLS: A water well near the main ranch home/headquarters area serves the home.

WILDLIFE AND HUNTING: Due to the lake, seasonal waterfowl hunting can be excellent. This portion of Hamilton County is also known for growing some good native whitetail deer and Rio Grande turkey. Hogs and varmints also frequent the property, and as you might expect since it's located in the "Dove Capital of Texas", dove hunting can be "lights out" when conditions are right.



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ROADS AND FENCES: The main entrance to the ranch is located on Hamilton County Road No. 603, approximately 8/10ths of mile west of FM Highway 2005. In total, the ranch provides approximately 1.0 mile of county road frontage along its south boundary. The J8 also has an extensive system of internal ranch roads and trails that make for easy travel throughout the property. The owner has thoughtfully constructed a 2.4+/- mile all-weather ranch road that brings you into the ranch to the headquarters and then winds through the property, crosses over the lake dam and eventually circles back to tie in again near the headquarters. This road has a packed limestone rock base and has been topped with pea gravel in many areas which cuts down on road/trail dust as you "drive the loop" and enjoy the scenery.

All perimeter and internal cross fences are typical barbed wire and t-post "low fencing", and range in condition from poor to excellent. The property is crossed fenced into 5 separate pastures for rotational grazing and also offers a fenced off wildlife food plot.

UTILITIES: Electric utility service is provided by Hamilton County Electrical Cooperative. The owners currently use Starlink for high speed internet service to the ranch, but there are other local high speed internet services available in the area as well.

EASEMENTS: There are no large electric transmission line or pipeline easements encumbering the ranch.

MINERALS: Seller will convey whatever mineral interest owned, if any. There is no O&G production on the property and the minerals are not leased at this time. Buyer will assume responsibility and expense associated with a mineral ownership report if one is desired.

AIRPORT: The Hamilton Municipal Airport is located 5.5 miles northeast of the ranch. It provides an asphalt runway measuring ~5,012' in length and averages ~89 aircraft per week.



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PROPERTY TAXES: Property Taxes: The property is ag-exempt and property taxes for 2025 are estimated to be around \$3,500.

ASKING PRICE: **\$5,250,000 (\$11,370.77 PER ACRE)**

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:

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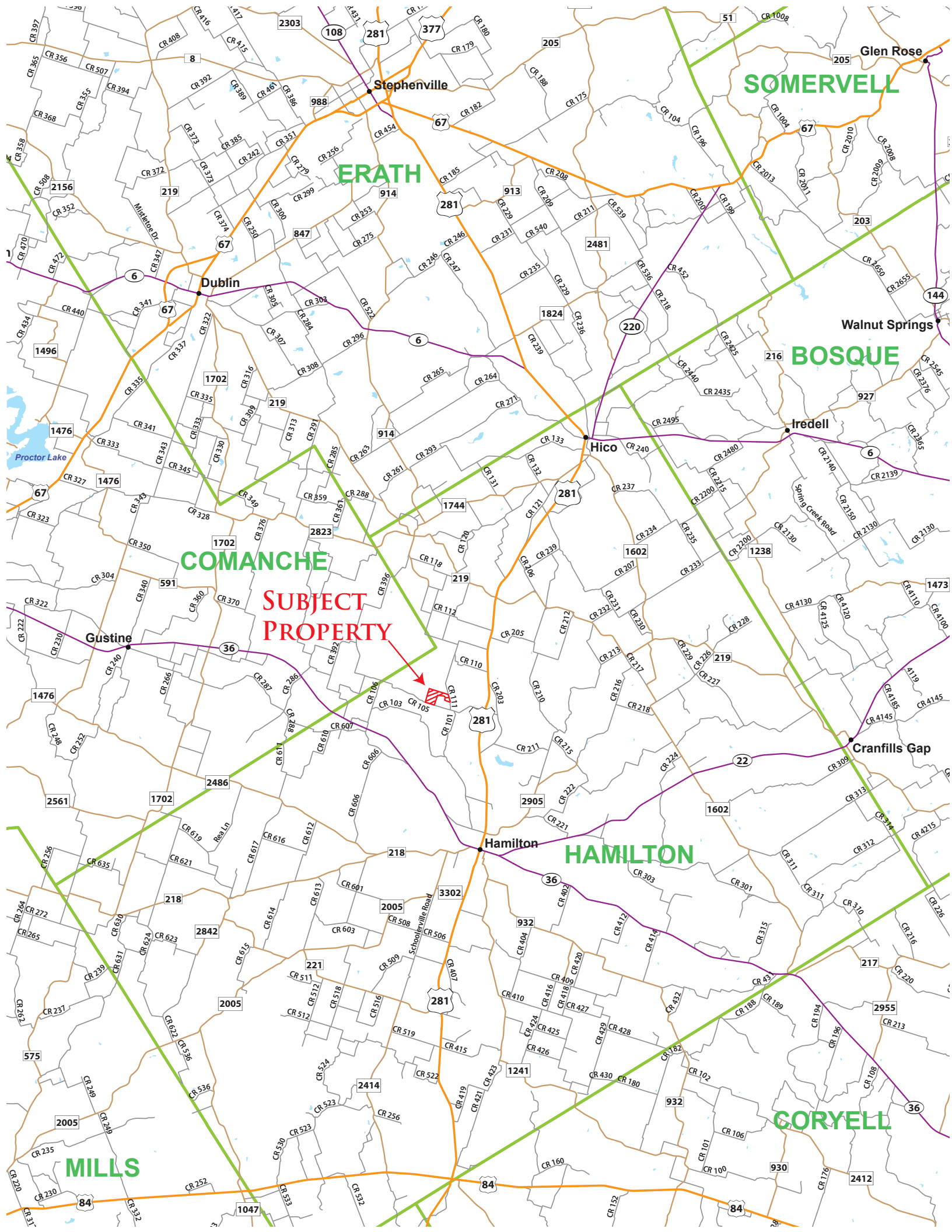


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County Road 603

County Road 603

County Road 602

Farm to Market 2005

Cowhouse Creek

Spring Branch Millie Slough

Barn

Main House



HORTENSTINE
RANCH COMPANY

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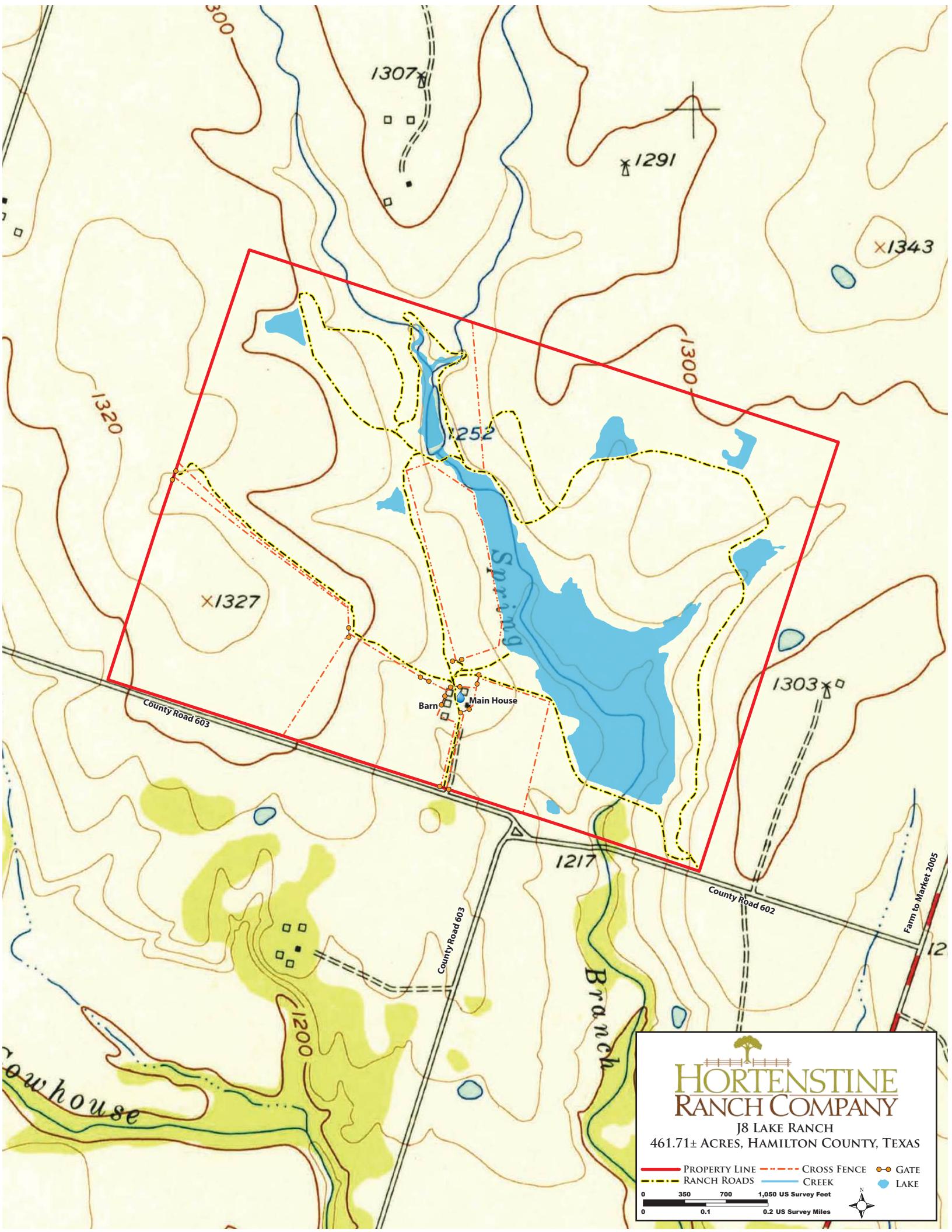
— PROPERTY LINE - - - - - CROSS FENCE ● GATE

- - - - - RANCH ROADS — CREEK ● LAKE

0 350 700 1,050 US Survey Feet

0 0.1 0.2 US Survey Miles






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—	PROPERTY LINE	- - -	CROSS FENCE	●	GATE
- - -	RANCH ROADS	—	CREEK	●	LAKE

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