

YMO HIDEAWAY RANCH

720± ACRES

UPSHUR COUNTY, TEXAS

\$6,984,000




HORTENSTINE
RANCH COMPANY

(214) 361-9191
www.hrcranch.com

YMO HIDEAWAY RANCH

UPSHUR COUNTY, TEXAS | 720± ACRES



OVERVIEW: The 720± acre YMO Hideaway Ranch is located ~3.5 miles north of Big Sandy, Texas, with county road frontage on two sides and within the sought-after 2-hour drive time from Dallas. This high-fenced, picturesque wildlife haven boasts exceptional improvements, multiple spring-fed water features, and the rolling terrain characteristic of Upshur County. The towering native and planted timber on the western edge have recently been selectively cleared and mulched to accentuate scenic views and enhance sight lines throughout the ranch. Three live creeks traverse the property, a 16.77+ acre spring-fed lake/site is just steps from the backdoor of the ranch headquarters, two off-channel wetlands grace the eastern boundary making this a year-round highly improved recreational ranch.

Strategically placed on the western edge of the central pasture, where wildlife abounds, the custom ranch improvements include a ~6,400± sq. ft. party barn poised

for a good time no matter the time of year. Steps away is the owner's log cabin retreat that rivals the best of the best of any ranch home setting. The accentuated views overlooking the lake/site from the back viewing deck pay tribute to the ranch's uniqueness and attention to detail. A recently remodeled guest home set just off the county road offers flexibility for additional weekend guests or could be an excellent ranch manager's home. The ranch also includes an equipment barn complete with a walk-in cooler and cleaning station for post-hunt activities, a/c shop and ranch office. Outback feeders and blinds, and numerous bridges to assist in navigating the improved internal road system are strategically located throughout the ranch.

Wildlife thrives here, offering prime hunting or viewing opportunities for whitetail deer, exotics, doves, turkeys, and waterfowl.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



YMO HIDEAWAY RANCH

UPSHUR COUNTY, TEXAS | 720± ACRES

LOCATION: The ranch is located in southwest Upshur County, ~3.5 miles north of Big Sandy, Texas, just east of the Wood County line, and within a desirable two-hour drive of Dallas. The property offers 6/10th mile of paved frontage along Catalpa Rd and 1/10th mile along County Road 368. Proximity to nearby points of interest:

- Hawkins and Hwy 80 - 8 miles
- Tyler or Mineola - 27 miles
- Interstate 20 - 21 miles

TERRAIN: YMO Hideaway is characterized by its varied topography, with three distinct ridges on the western portion, central portion and the far eastern end, accentuated by Big Sandy, Gin, and Glade Creek Valley. Elevations range from 350 to 450 feet above sea level and is well-drained.

The landscape features a diverse blend of open pastures, mature hardwood stands, and timbered areas, including 120 acres of coastal Bermuda. Native and planted timber have been selectively thinned and mulched on the western third of the ranch, leaving the native hardwoods intact, and reseeded with native grasses. This improves sight lines, enhances wildlife habitat, and accentuates the terrain and beauty of the land with a groomed look and feel. Pastures offer ample grazing opportunities and are complemented by mature tree cover and fertile river-bottom soils along the creeks.

Bottomland timber along Big Sandy, Gin Creek, and Glade Creek provides excellent wildlife habitat. The ranch is exceptionally private, with no visible neighboring structures. Overall, the terrain and land management create a balanced mix of productivity, recreation, and natural beauty. Vegetation includes a broad range of native and managed hardwood species such as red and white oak, pecan, sycamore, black gum, hickory, dogwood, pine, cedar, black walnut, and persimmon, with willow, water oak, and river birch concentrated around riparian corridors.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



YMO HIDEAWAY RANCH

UPSHUR COUNTY, TEXAS | 720± ACRES

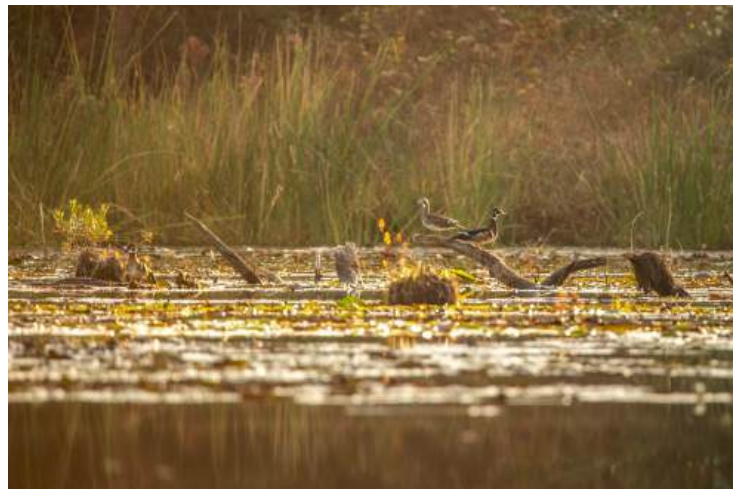
SOILS: The ranch features predominantly sandy loam soils, with portions classified as Lilbert and Bowie loamy fine sand. The wooded drainages consist of Cuthbert fine sandy loam, while the creek bottoms lie in mostly Mattex and Lulus fine sandy loam.

WATER & FISHERIES: The ranch offers an exceptional collection of water features that support recreation, wildlife, and year-round enjoyment.

- 16.77± acre spring-fed lake/site just steps from the back door of the ranch headquarters
- Three live creeks: Big Sandy Creek (southwestern corner), Gin Creek (bisecting the property), Glade Creek (Eastern Side of the property)
- Two ponds measuring 1.6 acres and 1.18 acres
- Two off-channel wetlands: 22.86-acre duck slough on the northeast portion and a 10.7-acre slough east of the house with wood duck boxes

The lake is located just steps from the ranch headquarters with clear water due to a sandy bottom and natural springs in the area. The creeks, lakes, and ponds offer excellent fishing opportunities, especially in the lake where fish structures are in place to enhance angling. Most, if not all, are fed by natural springs and seasonal tributaries, creating an interconnected system of natural sloughs and shallow wetlands that attract waterfowl in the fall and winter. These wetland areas also hold strong potential for further habitat enhancement if desired.

Note: The lake dam requires repair.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



YMO HIDEAWAY RANCH

UPSHUR COUNTY, TEXAS | 720± ACRES

WILDLIFE: The ranch is high-fenced and stocked with a variety of exotic species, including elk, fallow deer, zebra and blackbuck. The elk herd features multiple bulls scoring 350+ inches. Additionally, 25± whitetail deer with Wisconsin genetics were introduced and integrated into the native herd. A set of functional breeding and holding pens with piped water supports wildlife management efforts.

Other species commonly seen include various varmints, migratory ducks, geese, and doves, offering diverse hunting opportunities. Currently, the property is well managed by a full-time ranch manager with additional part-time staff.

FOOD PLOTS: Several areas have already been prepared for wildlife food plots. These locations are strategically placed for deer hunting and easy access, supported by six Outback timed protein feeders (2,000 pounds each) with corn feeders. Additional areas on the ranch could be readily converted into warm- and cool-season food plots with minimal effort. These sites would require plowing, planting, and possibly fencing to protect new growth from overgrazing. With productive sandy loam soils, they are well-suited for a variety of seasonal plantings.

FENCES AND PENS: The ranch is well-secured with reliable fencing, including a steel-piped high-fence entry gate displaying the ranch name. Over the past three years, more than two miles of high fence have been replaced. Functional breeding and holding pens with piped water are in place, with working pens located in the northern portion of the ranch, which requires some updating.

ACCESS: The ranch is easily reached via a paved county road and features an extensive internal network of roads and trails. Approximately 12.1 miles of maintained trails and a half mile of all-weather ranch roads provide dependable vehicle and UTV access throughout the property.

The improved internal road system includes welded steel bridges with sunk piers over the creeks, ensuring reliable, all-season passage. This infrastructure supports a wide range of activities, including cattle grazing, hunting, hay production, and recreational trail riding.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



YMO HIDEAWAY RANCH

UPSHUR COUNTY, TEXAS | 720± ACRES

IMPROVEMENTS: No expense was spared nor detail overlooked in creating the truly exceptional improvements at YMO Ranch. Every structure and feature reflects thoughtful planning, quality materials, and craftsmanship built to last for generations. From the strategic placement of buildings to the selection of premium fixtures, the ranch showcases high-end finishes at every turn. Designed for hosting, whether large family gatherings or celebrations with friends, this destination is genuinely one of one.

- **Log Home-** Step back in time with a nostalgic yet modern two-story log home offering 2,120 sq. ft. of fully foam-insulated living space with two bedrooms and two bathrooms, featuring county water and geothermal air conditioning/heating. The main level includes a primary master bedroom with an ensuite bathroom, while the second floor features an enclosed loft bedroom with its own full bath and windows overlooking the great room. A full kitchen opens to the great room, which boasts 20+ ft ceilings accented by grand wood beams and a striking floor-to-ceiling stone fireplace. Custom woodwork is showcased throughout the home, including the wood floors, walls, and one-of-a-kind handcrafted accents.. The exterior reflects the character of an original 1800s log cabin, constructed with hand-cut logs and traditional chinking. All furnishings are included, with the exception of the dining table.

- **Lodge-** This expansive 6,400 sq. ft. facility is your ultimate party headquarters! It includes an additional 2,542 sq. ft. of covered porch space, complete with an outdoor grill and custom wooden bench swings. Four roll-up doors provide access to the interior, which features six bedrooms and five bathrooms, a full kitchen, a game room with a bar area, an office, and ample storage space. The spacious game room offers a half basketball court, pool table, ping-pong, video arcade games, a popcorn maker, and a commercial beverage display refrigerator. The entire lodge is fully insulated and equipped with geothermal heating and cooling. Additional amenities include a tornado shelter with solid concrete walls and a walk-in gun safe. All furnishings are included.
- **Guest Home-** The recently remodeled Ranch Manager/ Guest Home offers 2,496 sq. ft. of living space with four bedrooms and two bathrooms.
- **Covered Equipment Storage** (5,625 sq. ft.)
- **Fully Equipped Game Processing Facility** (960 sq. ft.) with walk-in cooler
- **Fuel Bay** (675 sq. ft.) with both unleaded and diesel tanks
- **Workshop** (2,000 sq. ft.) fully insulated and air-conditioned in enclosed area with air power.

These improvements collectively create a turnkey, highly refined ranch experience that is unmatched in quality and character.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.







YMO HIDEAWAY RANCH

UPSHUR COUNTY, TEXAS | 720± ACRES

EASEMENTS: The Keystone pipeline runs on the western border of the property. Powerlines have been buried to the main improvements offering clean sightlines upon entry.

UTILITIES:

- Generators- Provide backup power to main living areas.
- Water- Pritchett Water Supply provides water service. One water well is located on the property.
- Groundwater- The Corrizo-Wilcox aquifer is the primary groundwater source in the area.
- Electricity- Upshur Rural Electric Cooperative supplies power to the property.
- ETEX- Provides WiFi to the main house.

MINERALS: The current owner believes to own 10% of the mineral estate from previous owner. There are 2 dry oil wells and no current O&G leases or active production.

TAXES: The property carries both agricultural and timber tax exemptions with a timber plan. 2025 taxes were ~\$16,276.92.



SCHOOL DISTRICT: Big Sandy ISD

PRICE: \$6,984,000 (\$9,700/per acre)

BROKER & COMMISSION DISCLOSURE: The 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 in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.



Cash McWhorter- Broker/Partner

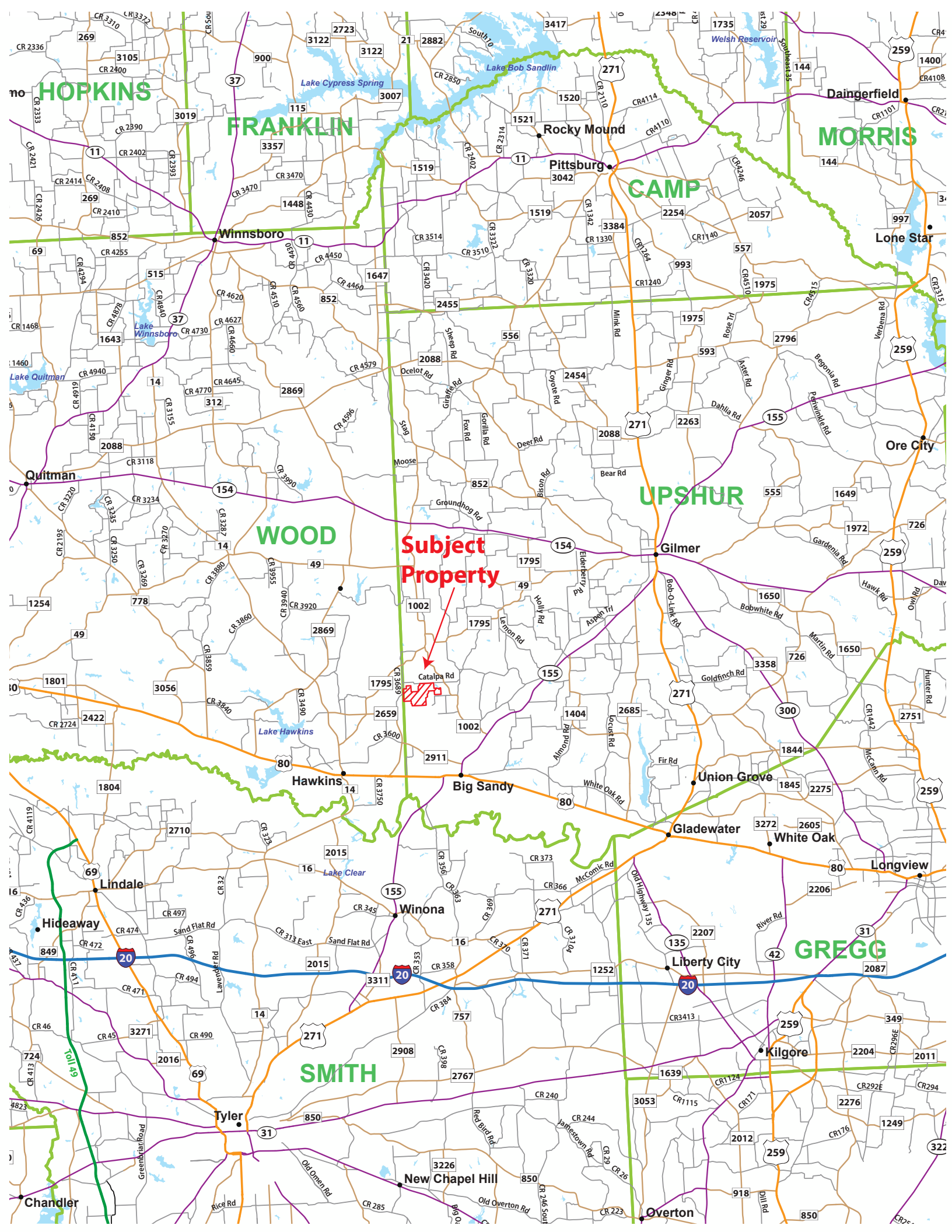
(469) 222-4076 mobile
cash@hrcranch.com

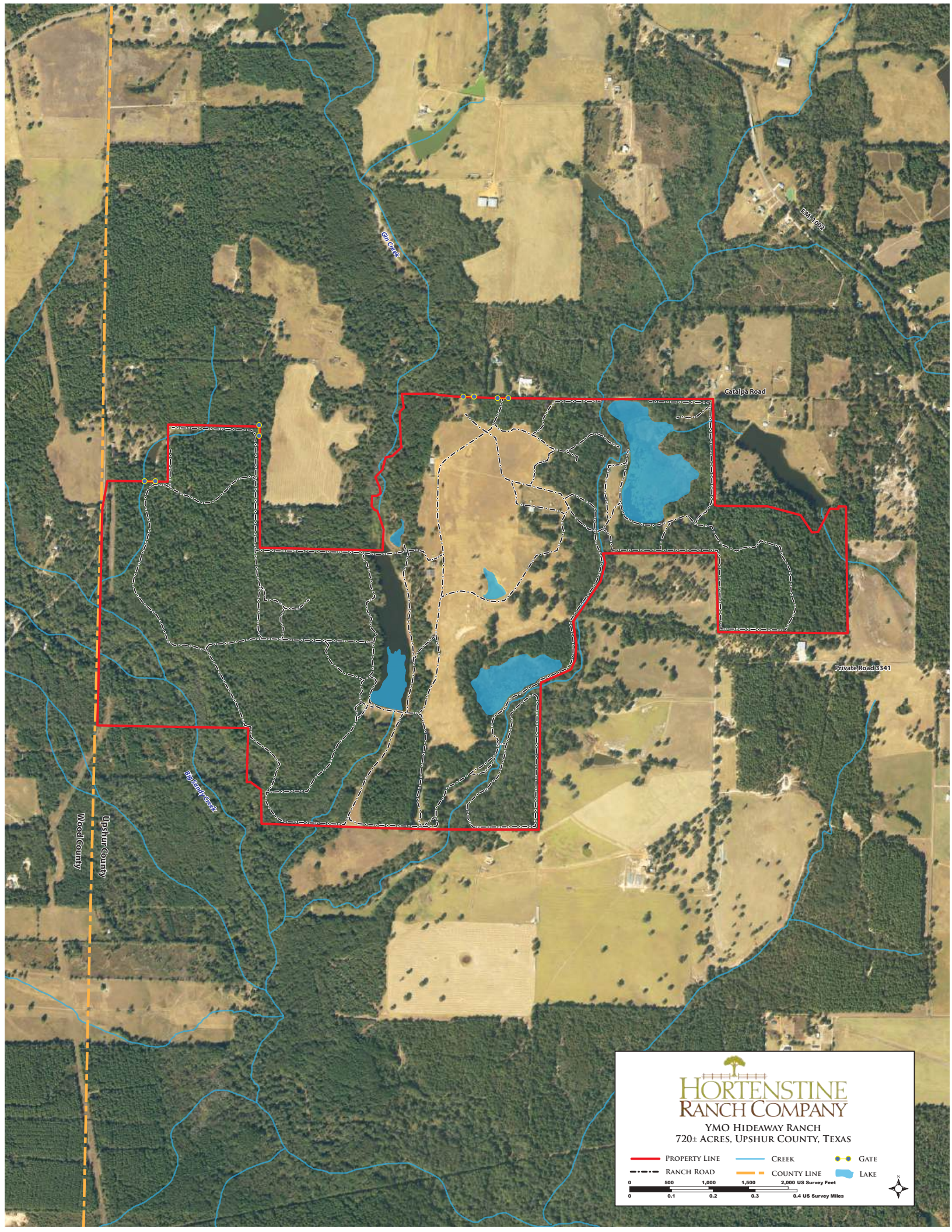
Stephen Schwartz- Agent

(903) 738-7882 mobile
stephen@hrcranch.com

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.







Upshur County
Wood County


Griffin Creek

FM 1093

Catalpa Road


Private Road 3341


Redland Creek





HORTENSINE
RANCH COMPANY


YMO HIDEAWAY RANCH
720± ACRES, UPSHUR COUNTY, TEXAS


 PROPERTY LINE

 RANCH ROAD

 CREEK

 COUNTY LINE


 GATE

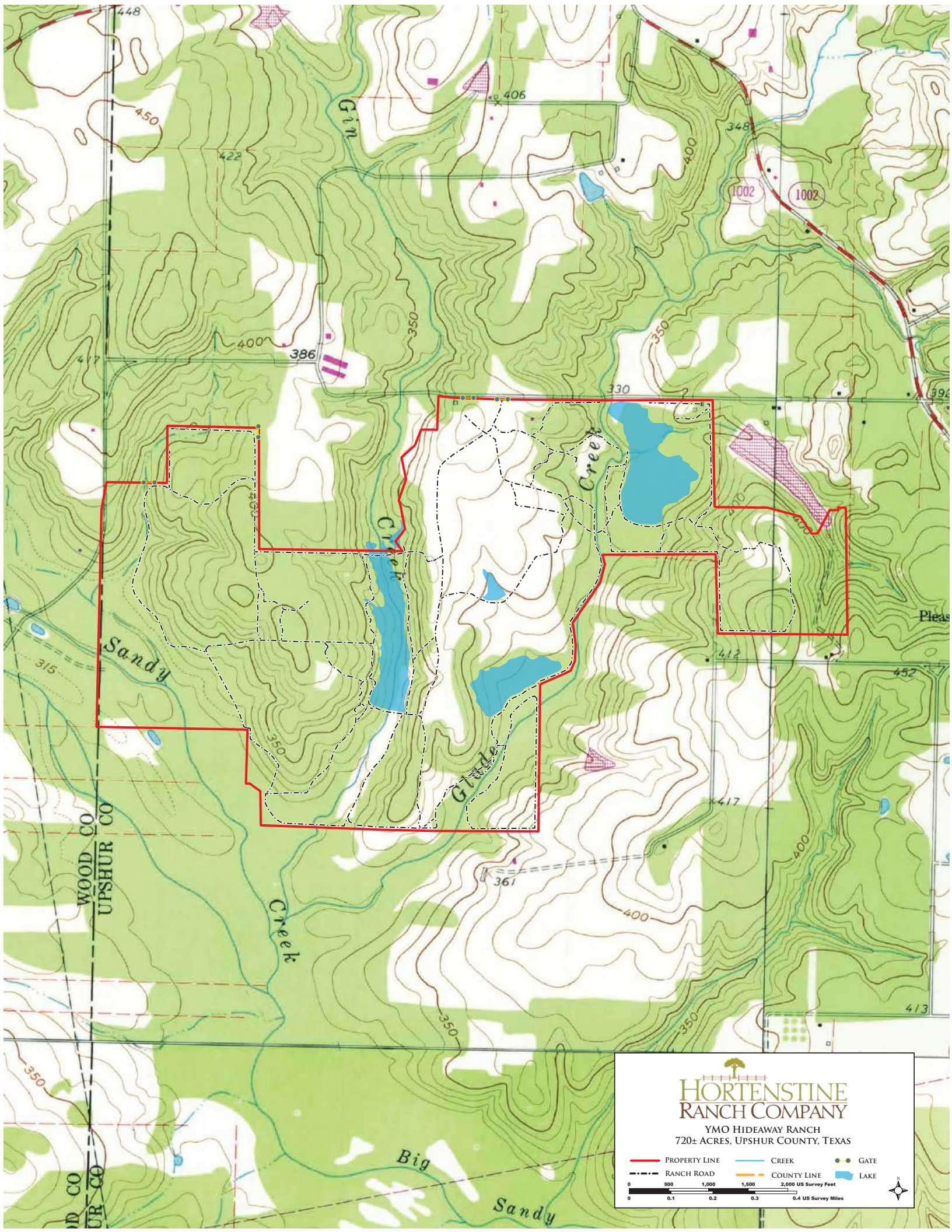
 LAKE

05001,0001,5002,000

00.10.20.30.4

US Survey FeetUS Survey Miles





HORTENSTINE
RANCH COMPANY

YMO HIDEAWAY RANCH
720± ACRES, UPSHUR COUNTY, TEXAS

- PROPERTY LINE
- CREEK
- GATE
- RANCH ROAD
- COUNTY LINE
- LAKE

0 500 1,000 1,500 2,000 US Survey Feet
0 0.1 0.2 0.3 0.4 US Survey Miles

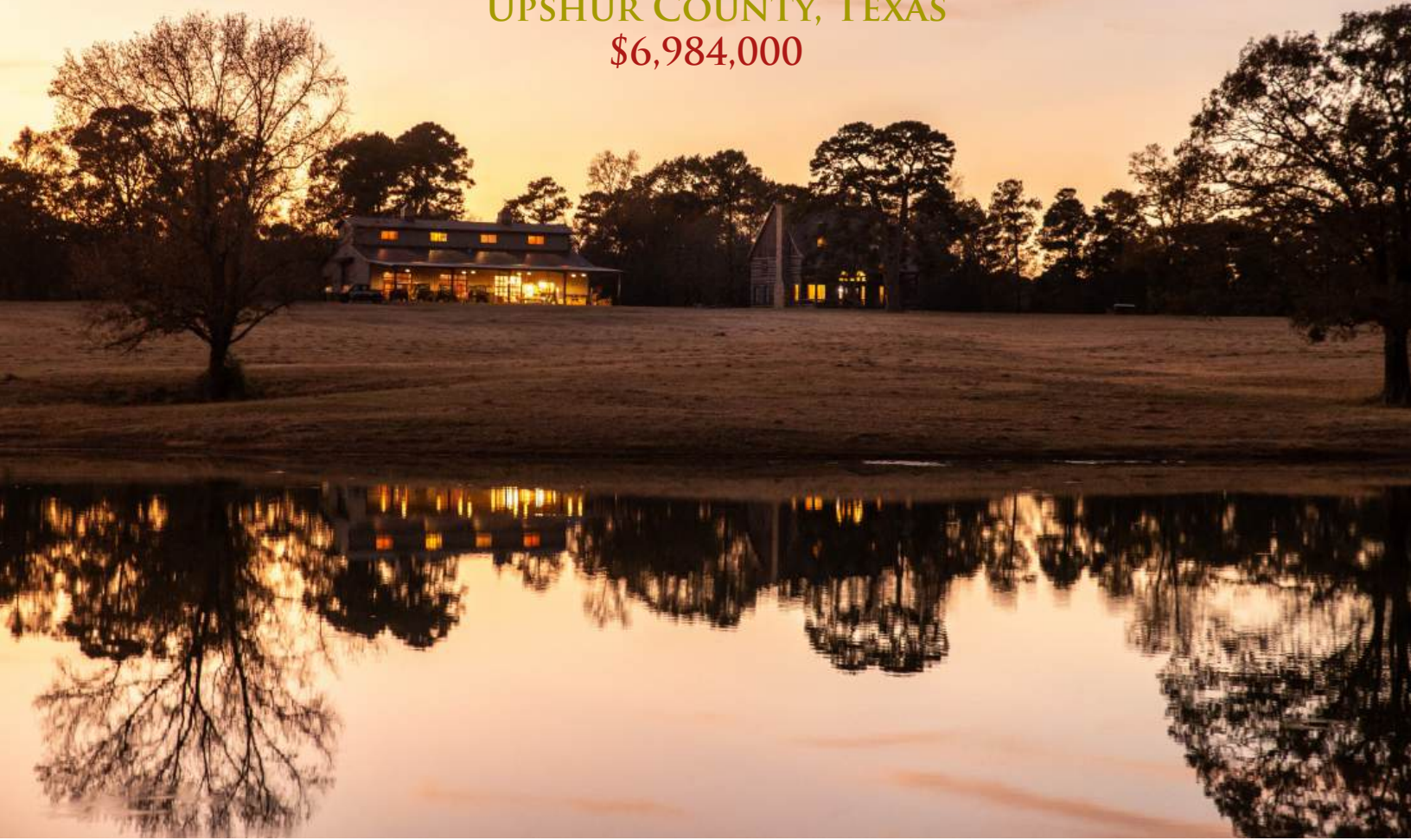


YMO HIDEAWAY RANCH

720± ACRES

UPSHUR COUNTY, TEXAS

\$6,984,000



Cash McWhorter- Broker/Partner

cash@hrcranch.com

Mobile: (469) 222-4076

Stephen Schwartz- Agent

stephen@hrcranch.com

Mobile: (903) 738-7882

