

SEVEN SPRINGS RANCH

178.45± ACRES

ANDERSON COUNTY, TEXAS

\$3,900,000



(214) 361-9191
www.hrcranch.com

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OVERVIEW: Some ranches are defined not by what's been built or managed, but by what nature created. Seven Springs Ranch is one of those rare places—where clear, spring-fed waters, rolling terrain, and towering pines come together to form one of East Texas's most captivating landscapes.

LOCATION: Seven Springs Ranch is nestled in the rolling hills of Northern Anderson County, in a highly sought after area. Located east of State Highway 19, midway between Athens and Palestine, the ranch is located off of Anderson County Road 445.

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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SPRINGS & SURFACE WATER: Living up to its name, Seven Springs Ranch is home to seven prolific natural springs. Their crystal-clear waters meander through the property, creating the tranquil sound of flowing water before merging into a spectacular 13+/- acre lake framed by majestic pine trees. These springs also create the headwaters of Mound Prairie Creek. In addition to the seven major springs, several additional springs can be found throughout the hillsides, making this ranch one of the most well-watered ranches you will find in East Texas. Notably, the majority of these springs originate on the ranch, ensuring consistent, year-round flow.

The 13+/- acre lake is remarkably picturesque. Over the years, countless largemouth bass have been caught by friends and family. The lake has a healthy largemouth bass and crappie population and is also home to a variety of baitfish. Thanks to its depth and steady spring flow, the lake holds natural thermoclines that keep its waters refreshingly cool throughout the heat of summer. This lake not only remains at a constant level but also is releasing water through its spillway throughout the year. There is also an island with large, planted pine trees on the lake. Geese come and go on this lake and often nest on the island.

Just above the main lake, two additional clear water, constant level ponds are in place. These ponds not only serve as independent fisheries and water for wildlife and livestock but also serve as great silt catches for the protection of the main lake. Like the main lake, each pond is also releasing water downstream throughout the year.



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TOPOGRAPHY: Seven Springs Ranch has approximately 150 feet of elevation change. The property has a high elevation of 690' above sea level and a low elevation of 540' above sea level where Mound Prairie Creek exits the property. This dynamic terrain provides remarkable variety and gives the ranch a truly expansive feel.

TREES, GRASS & FORAGE: Approximately 60% of Seven Springs Ranch is wooded and 40% open pasture. The timbered areas are dominated by a mature pine forest that has been meticulously managed and cared for over the past four decades. Among the towering pines, hardwood trees flourish along the natural spring-fed creeks and are scattered throughout the forest.

Beneath the canopy, a lush understory provides abundant forage and woody browse, supporting a diverse and thriving wildlife population.

The pastureland encompasses roughly 76 acres of pristine Coastal Bermuda, ideally suited for hay production and livestock. The cross-fenced pastures are designed for both hay operations and grazing, and the current owner utilizes the land for both—cutting hay while also running cattle and horses that graze freely across the rolling, verdant landscape.

The property's perimeter is framed by pine trees, offering exceptional privacy and beautiful drive-up appeal.

TRAILS: An extensive, well-planned trail system traverses the entire ranch, offering easy access while showcasing its most scenic vistas and diverse landscapes. Perfect for both UTVs and leisurely walks, the trails reveal the full beauty and variety of the property at every turn.



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WILDLIFE: Lightly hunted over the years, the ranch supports an abundant population of whitetail deer, turkey, foxes, and a variety of other game and small wildlife. Located in a heavily wooded region of Anderson County, Seven Springs Ranch enjoys a naturally high concentration of wildlife year-round.

SOILS: The pastureland is predominantly composed of sandy loam soils, ideal for improved grasses and hay production, while the timberland features a mix of Darco, Kirvin, Tenaha, and Trawick-Bub soils—well-drained and highly productive for both pine and hardwood growth.

HOUSE: The main home is a two-bedroom, two-bath residence totaling approximately 2,056 square feet, plus its attached two-car garage and covered front and back porches. The long back porch offers a perfect area to watch the sun setting on the horizon, through the trees. Originally built in 1975, the home has been exceptionally well maintained, with recent updates including new flooring, windows, and roof—all replaced within the past few years.

CABIN: Adjacent to the house, a bunkhouse serves as a cozy guest cabin that sleeps up to 5, complete with its own covered porch, kitchen, and full bathroom.

BARNS/SHEDS: A tool shed is located next to the home and bunk house. Two barns are positioned in the SE corner of the ranch. These structures offer storage for various ranch equipment, tools and accessories.



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FENCING: The ranch's perimeter is enclosed with a handsome western cedar fence designed to keep out hogs. Interior cross-fencing separates pastures for rotational grazing of cattle and horses.

MINERALS: Seller owned minerals are negotiable.

TAXES: The ranch carries an agricultural tax exemption. Approximate taxes per Anderson County Tax Assessor are \$1,348.80.

PRICE: **\$1,694,385**

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.

Hortenstine Ranch Company, LLC- Broker

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

(214) 361-9191 office

Chance Turner- Broker Associate

(972) 765-7326 mobile

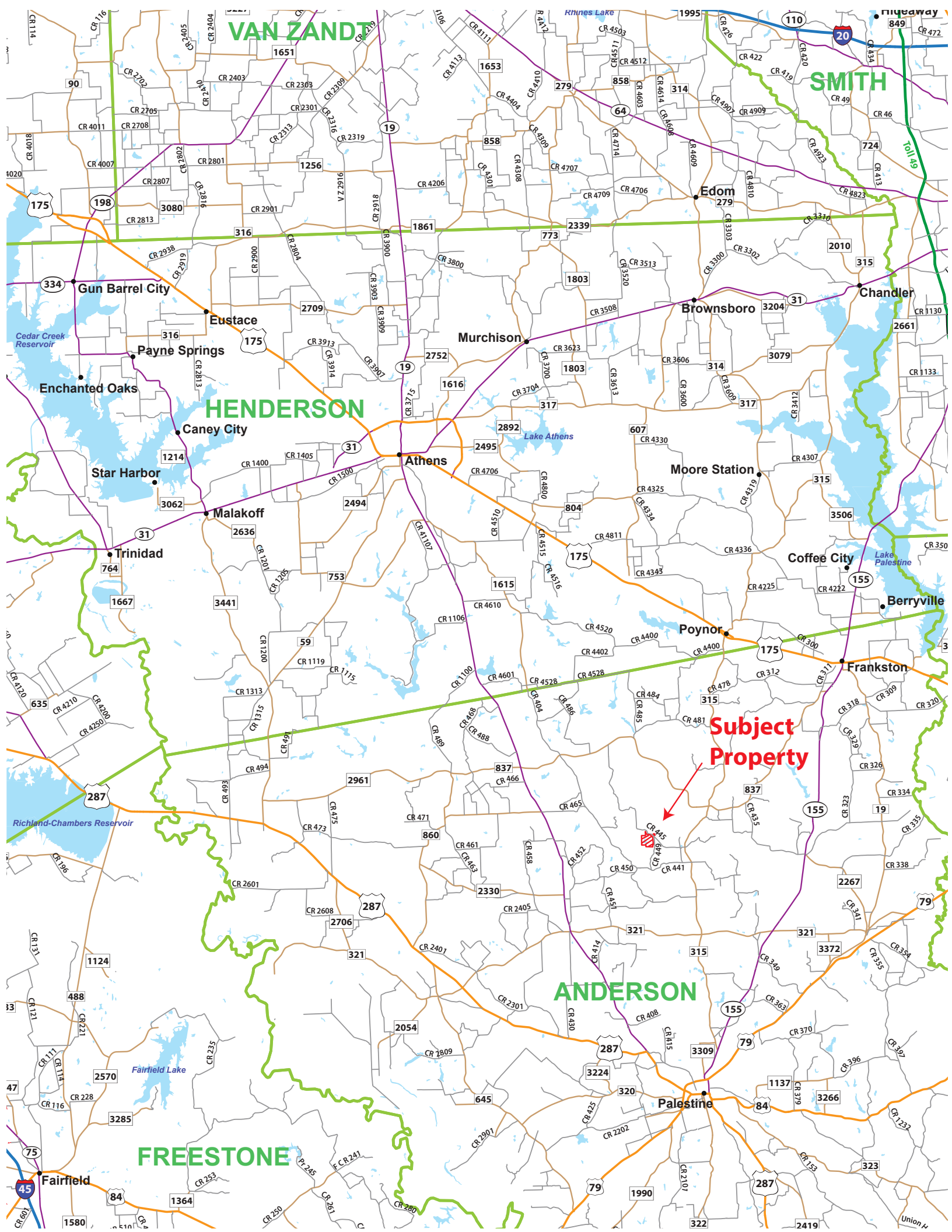
chance@hrcranch.com



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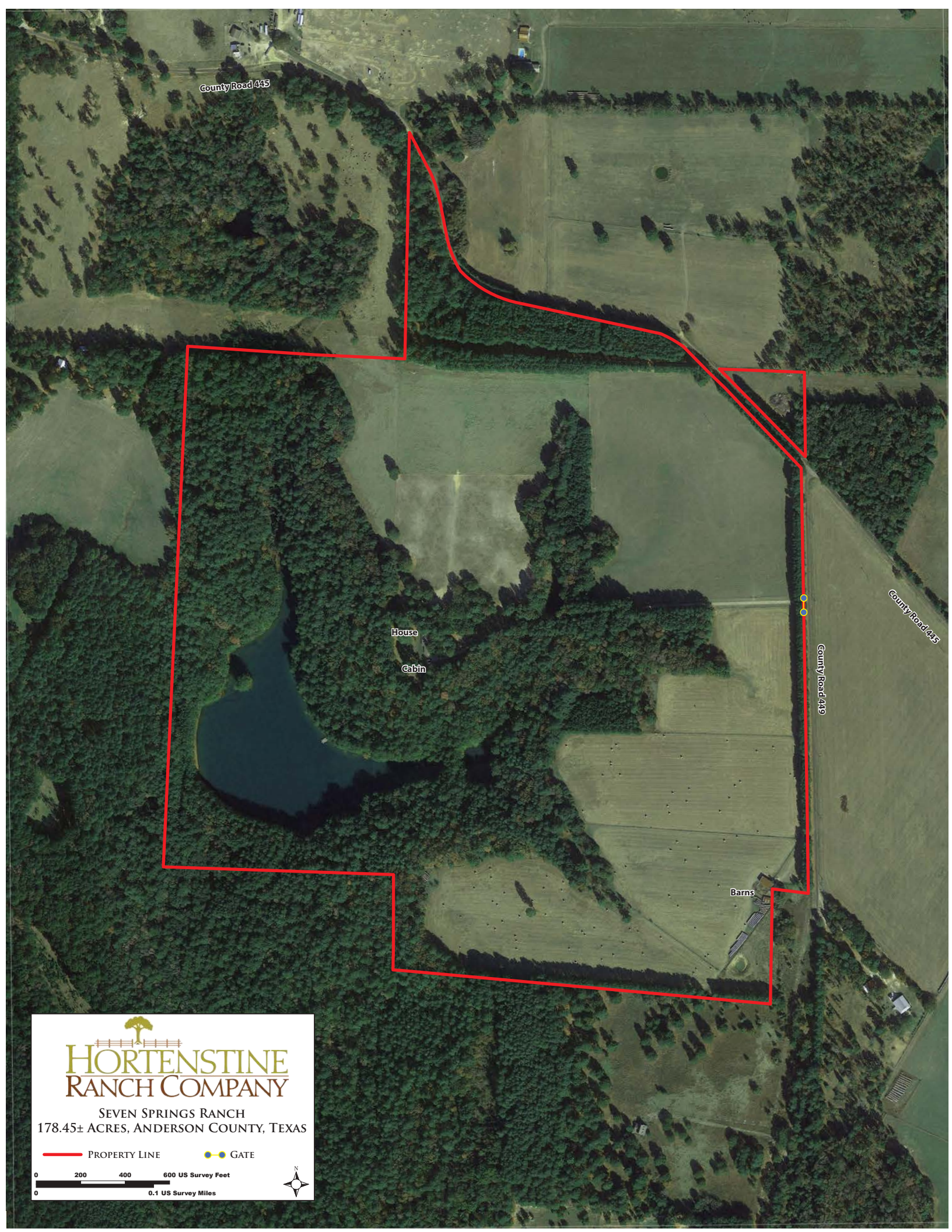
SMITH

HENDERSON

ANDERSON

FREESTONE

Subject Property



County Road 445

House
Cabin

Barns

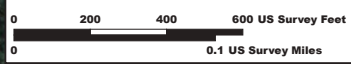
County Road 449

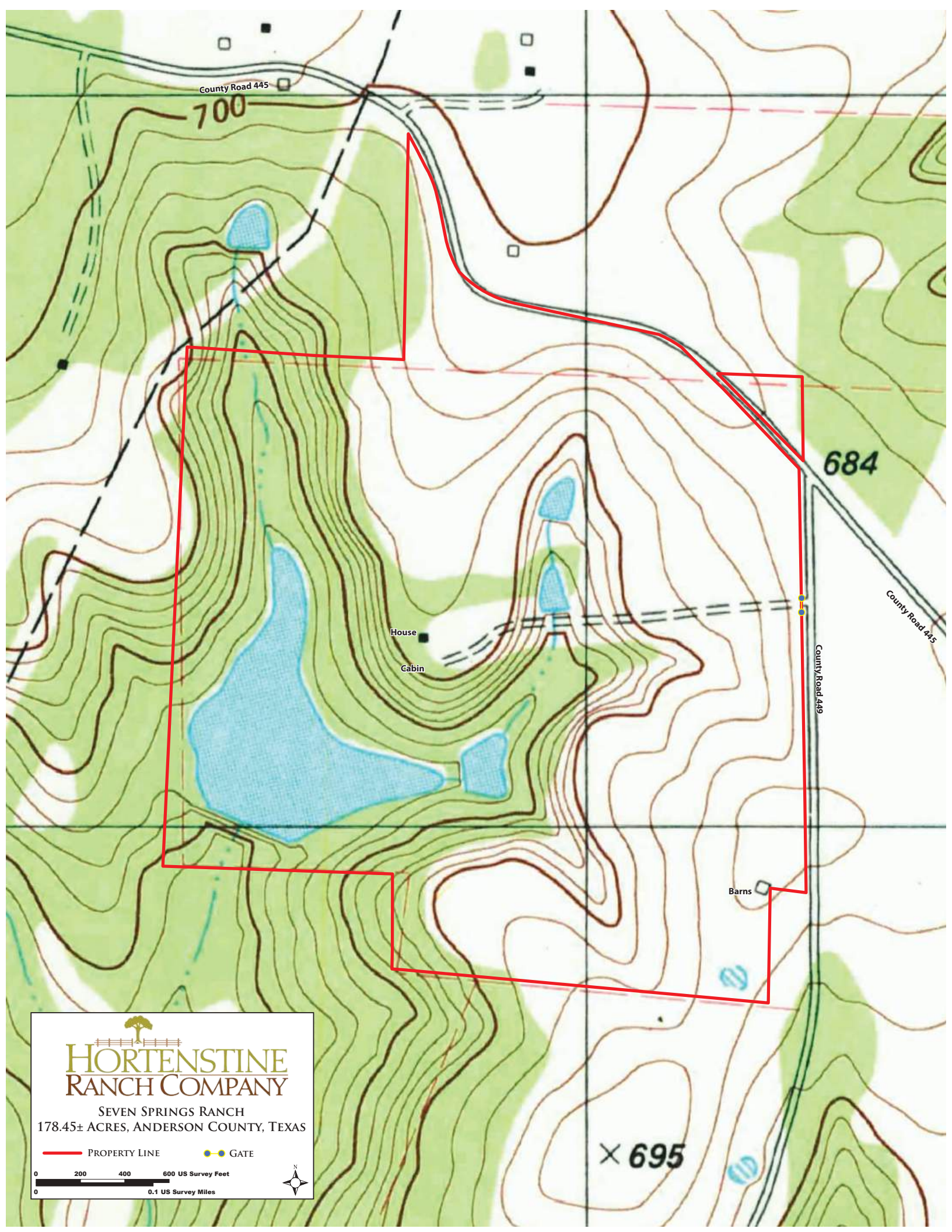
County Road 445



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PROPERTY LINE GATE







**HORTENSTINE
RANCH COMPANY**

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— PROPERTY LINE ● GATE

0 200 400 600 US Survey Feet
0 0.1 US Survey Miles



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