

WHITE CLOUD RANCH

266± ACRES

HENDERSON COUNTY, TEXAS

\$2,926,000



(214) 361-9191
www.hrcranch.com

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OVERVIEW: White Cloud Ranch is a special place featuring big rolling hills, spring-fed creeks, mature hardwoods, and end-of-the-road privacy. The property has remained in the same family for more than 60 years.

LOCATION: The property is situated approximately 7± miles north of Athens, Texas, and just 1 hour and 20 minutes from Dallas, White Cloud lies in a highly desirable area.

Easily accessible, County Road 3911 dead ends at the entrance, offering both seclusion and convenient access.

NEIGHBORS: The south and east boundary is 1,600+ acres and there is only one neighbor on the west that is 262 acres. The neighbor to the north is Castle Oaks Vineyard & Winery (castleoakswinery.com).

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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WATER: Multiple spring-fed creeks with crystal clear water wind through the hills and sandy soils. The ranch also includes 6 stock ponds and a site that appears to be conducive to building a 10± acre lake.

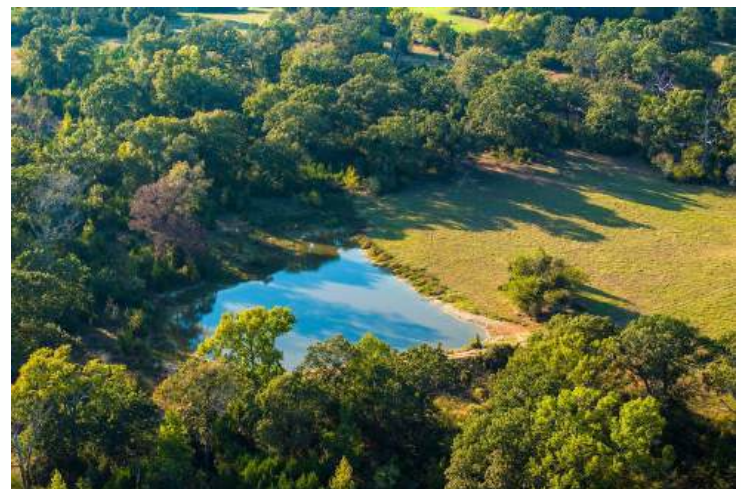
TERRAIN: Rolling topography with 110 feet of elevation change—rising from 440 feet on the south end to 550 feet on the north—provides scenic views across the property.

LAND: The property is approximately 60% wooded and 40% open. The treed areas consist of scattered mature hardwoods to heavily wooded forests. Open land consists of Bermuda and native grasses with select areas used for hay production. Interior cross fences are in place for grazing cattle.

WILDLIFE: Abundant Whitetail deer, squirrels, feral hogs, and ducks in the fall and winter months provide hunting and/or viewing opportunities.

IMPROVEMENTS: A 50' x 60' insulated metal shop with a bedroom, electricity, and rural water serves as a functional headquarters. Adjacent to the shop is a covered RV storage with an enclosed area ready for finish-out. A chicken coop and garden area are also nearby. There are exceptional building locations for a future homesite.

UTILITIES: Rural water is provided by Bethel-Ash Water Supply and electricity is in place.



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MINERALS: The Seller does not believe to own any minerals. There is no active production and no leases in place.

PRICE: \$2,926,000 (\$11,000 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 Listing Broker.

CONTACT:

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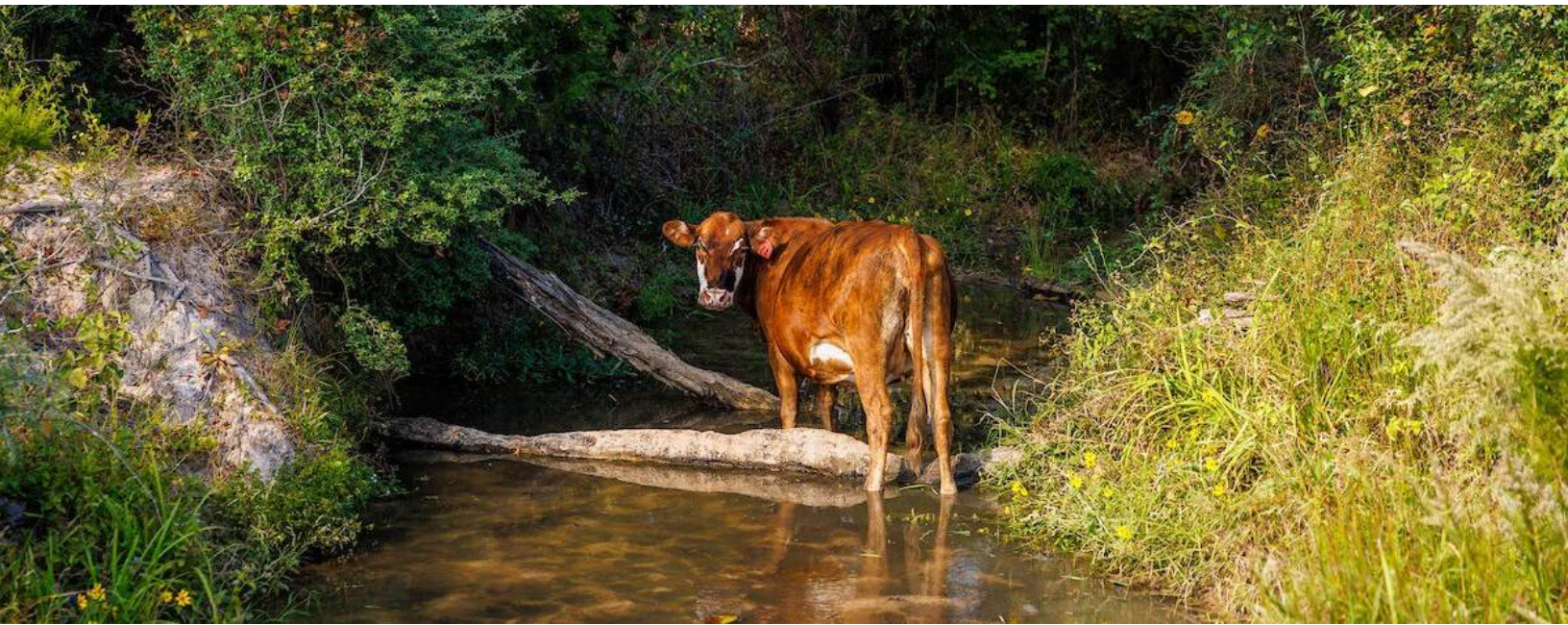
972.765.7326 mobile

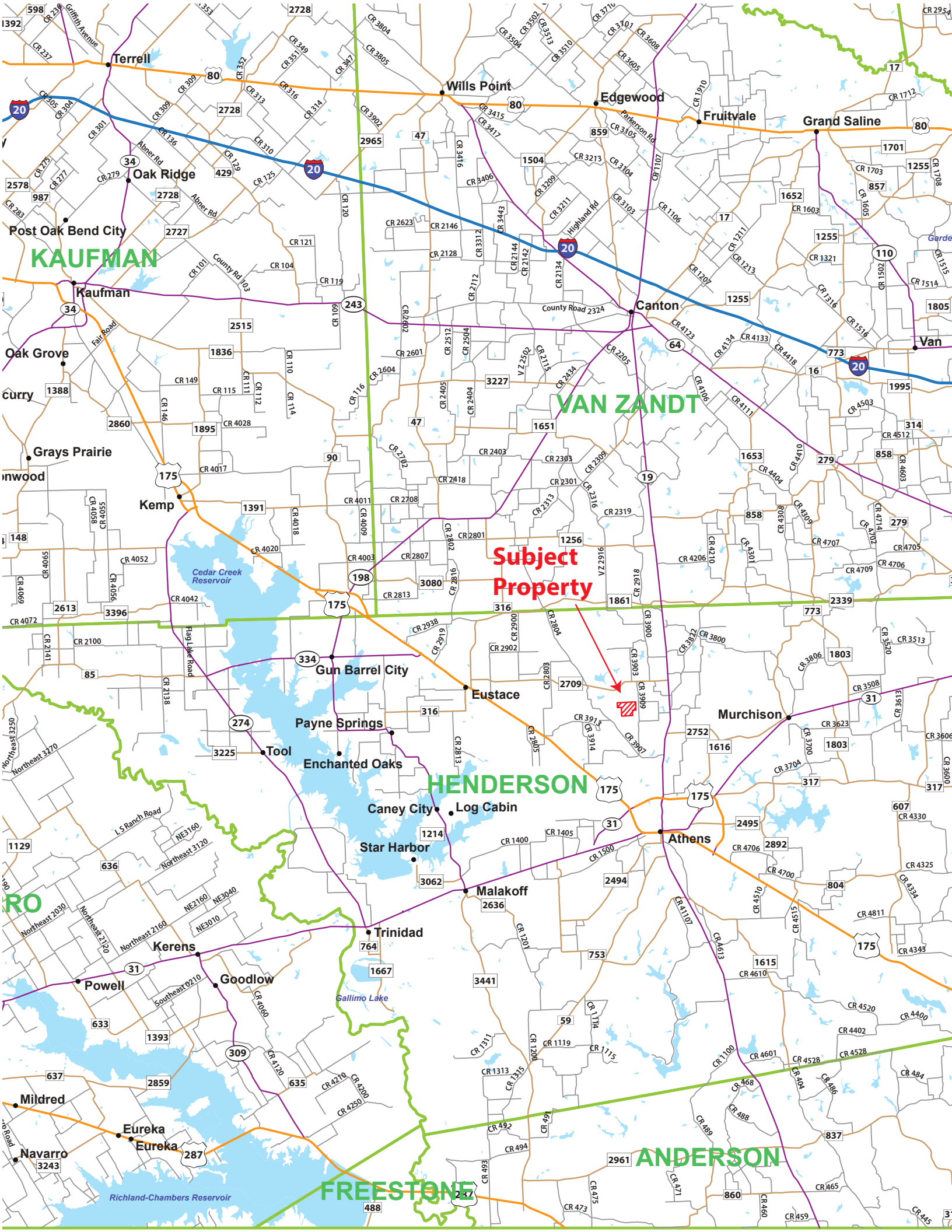
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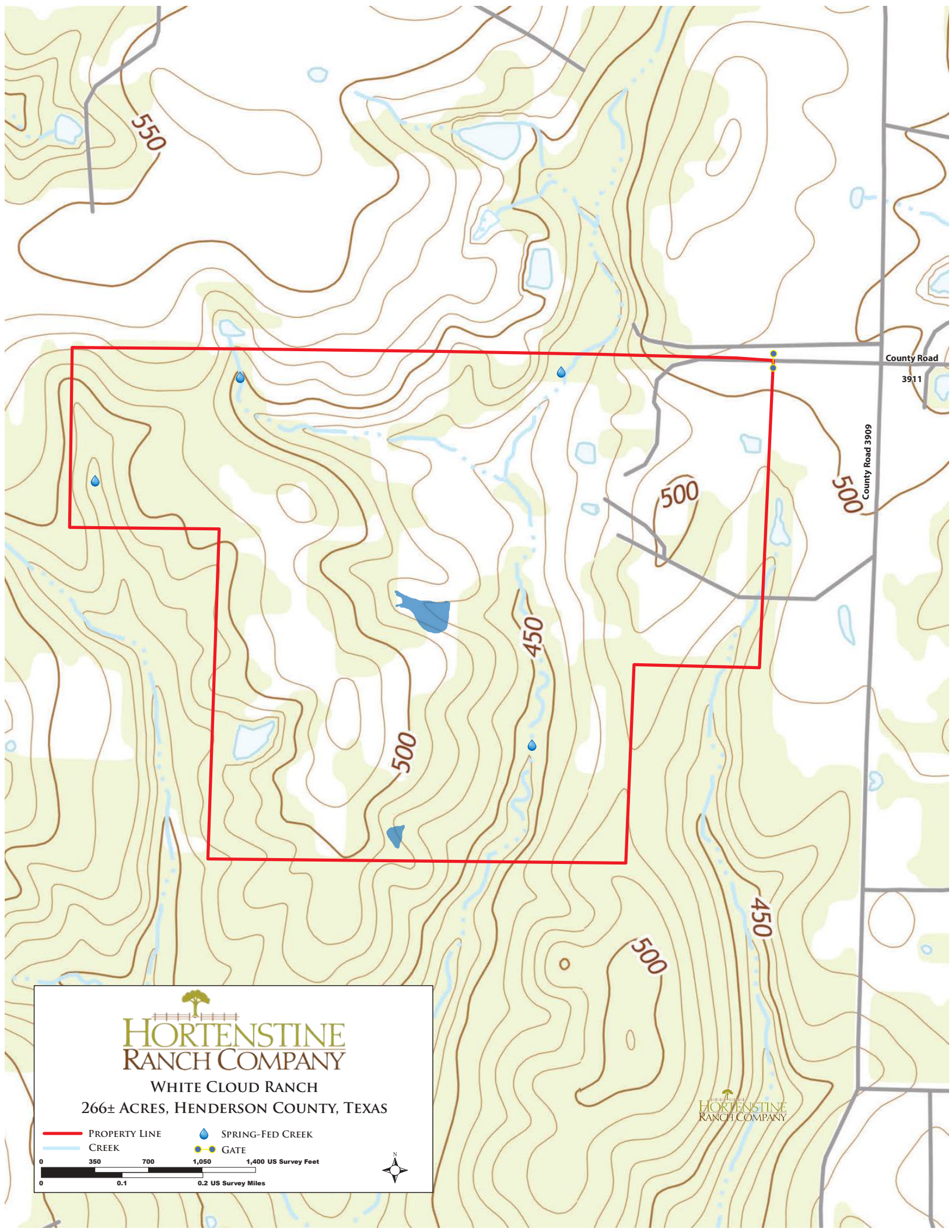

HORTENSTINE
RANCH COMPANY

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— PROPERTY LINE ● SPRING-FED CREEK
— CREEK ● GATE
0 350 700 1,050 1,400 US Survey Feet
0 0.1 0.2 US Survey Miles

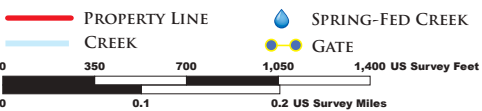



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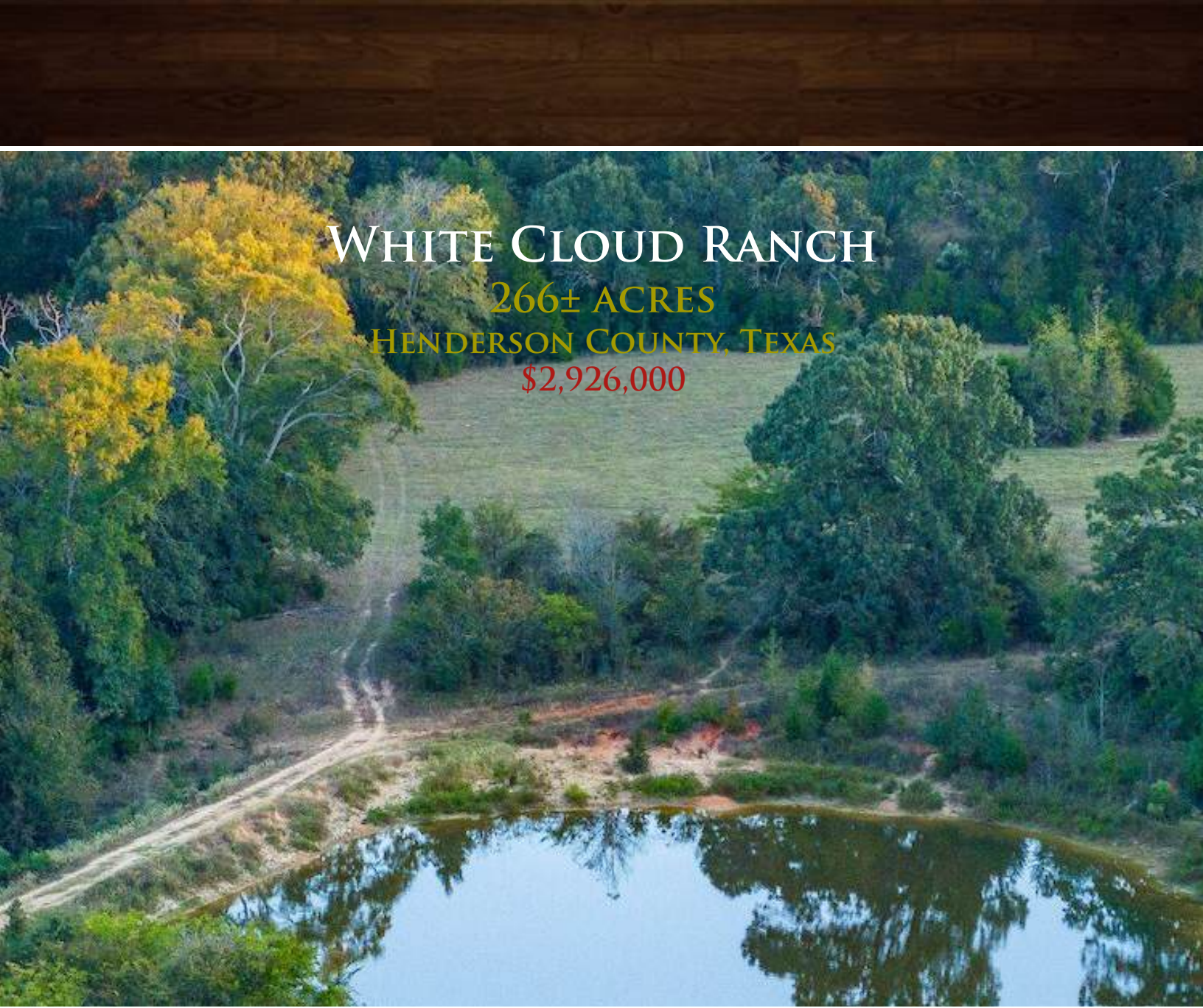


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