

THE LAND
1,135.72± ACRES
WOOD COUNTY, TEXAS
\$11,648,869



(214) 361-9191
www.hrcranch.com

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OVERVIEW: The Land is a quintessential East Texas ranch encompassing approximately 1,135+/- acres of exceptional terrain and abundant surface water. Encompassing over 60+/- acres of pristine surface water, the ranch is anchored by two breathtaking lakes distinguished by their exceptional clarity and beauty.

Located just 1.5 hours from the Dallas–Fort Worth Metroplex, properties of this size, quality, and proximity are increasingly hard to find. The ranch is thoughtfully divided by a quiet, paved county road into two tracts: approximately 470.8+/- acres to the south and 664.9+/- acres to the north.

The Land is remarkably well-watered, featuring three year-round creek systems—Dry Creek, Lake Fork Creek, and George’s Slough—all converging on the southern end. This natural convergence creates outstanding habitat and prime hunting opportunities for whitetail deer, waterfowl, and a variety of other wildlife.

A well-maintained trail system extends throughout the property, connecting lush pastures, expansive lakes, live water creeks and towering timber stands—a perfect balance of productivity, recreation, and natural beauty.

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: The Land is located immediately west of the charming East Texas town of Quitman, TX on the north and south side of County Road 2100. Conveniently, the property lies 9.8± miles north of Mineola, 2.75± miles south of Lake Fork Dam and only 92± miles east of downtown Dallas, TX.

IMPROVEMENTS: The Land features two well-situated homes- one on the north side of the ranch and the other on the south- offering both privacy and versatility.

The northern home is ~1,968 sq. ft. and includes 3 bedrooms and 3 bathrooms. Adjacent to the home is a covered carport, a circular driveway, a dog run, and a recently renovated ~1,017 sq. ft. shop with two automatic roll-up doors.

The southern home is approximately 1,500 sq. ft. with 2 bedrooms and 2 bathrooms. It includes an attached garage, an adjacent 1,050 sq. ft. shop, and a finished storage building of about 192 sq. ft. equipped with a window unit.

In addition to the homes and shops, The Land includes three barns. The north barn, built on a slab and insulated, features a large fan, full bathroom, dedicated water well and septic system, and is wired for electricity and WiFi. It measures 2,200± sq. ft. with two automatic roll-up doors and a 1,300± sq. ft. covered lean-to.

On the south side of the ranch, there are two additional barns. One is built on a slab, measuring 1,800± sq. ft., with a covered lean-to of about 1,500 sq. ft. The second barn, also on a slab and approximately 1,300 sq. ft., is located next to a covered set of working pens.

There are two sets of working pens, one near the northern home and the other adjacent to a barn on the south side.

Engineered to support vehicular traffic and equipment, two impressive bridges provide access across Dry Creek.

The north side of the ranch is high-fenced and includes an advanced water-gap system.



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TREES, GRASSES, FORBES, AND SOIL: The ranch lies within the transitional zone between the Post Oak Savannah and the Oak Woods & Prairies regions of East Texas—an area known for its diverse ecosystems and natural beauty.

Approximately 687± acres are covered in native timber, featuring a variety of species including volunteer pine, red and white oak, post oak, black oak, hickory, river birch, elm, cedar, and willow. This mix of hardwoods and evergreens provides exceptional habitat diversity and an abundance of natural browse that supports deer, waterfowl, and numerous other wildlife species.

The ranch also features 335± acres of native and improved pastures, characterized by an abundance of Bahia grass interspersed with native grasses and wildflowers such as Little Bluestem, Broomsedge Bluestem, Common Yarrow, Black-eyed Susan, Common Bermuda, and various bunch grasses, offering both excellent forage and aesthetic appeal.

Toward the southern end, the landscape transitions into majestic bottomland hardwoods and natural sloughs. This region supports dense natural grasses and aquatic vegetation, forming a true waterfowl haven and a duck hunter's paradise.

The upland terrain is predominantly composed of volunteer pines and mixed hardwoods, rooted in Freestone and Wolfpen fine sandy loam soils, while Woodtell and Manco loam soils are found along the creek drainages, enhancing both fertility and habitat diversity across the ranch.



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WATER: The main attractions of this property are two crystal clear lakes located directly North and South of each other in the Northern Central area of the property. The clarity of each of these lakes is immaculate. These lakes are divided by a dam and cover approximately 36± surface acres of water, with the Northern Lake being around 19± acres and the Southern Lake covering 17± acres. In addition to the two main lakes, the property also has additional lakes of 7±, 6.62± and 3.26±. The lakes are all home to an abundance of Largemouth Bass, panfish, turtles, frogs, and other aquatic species. The 6.62± acre lake appears to be a very deep lake and is also stocked with smallmouth bass. The 3.26± acre lake, on its own watershed, has also been stocked with large catfish. The property maintains 7 other bodies of water ranging from 0.52± to 1.7± acres. All of the lakes and ponds appear to maintain a fairly constant level throughout the year.

Dry Creek enters the ranch at the northern boundary and runs through the ranch for 1.21± miles on both sides before exiting the property. It then re-enters the property towards the southern side, and runs through the ranch for an additional .59± miles before emptying into Lake Fork Creek. Dry Creek is an impressive year-round live water creek.

Lake Fork Creek enters the ranch on its southwesterly boundary and weaves its way throughout the southern portion of the ranch before exiting to the east.

George's Slough sits just above Lake Fork Creek, and ultimately feeds out into another channel before making its way into Lake Fork Creek.

The Land also has numerous other unnamed seasonal and spring fed tributaries that traverse throughout the ranch.



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TOPOGRAPHY: This ranch's topography undulates from North to South. The northern portion is dominated by lush pastures and piney woods with rolling topography. The Southern portion is predominantly flat bottomland with slight roll in its terrain. The highest point on the property is ~440' ASL near the Northwest corner eventually sloping down to the lowest point just below 330' ASL in the southern region of the ranch. Breathtaking views abound from numerous spots on the ranch.

WILDLIFE AND FISHERIES: The property has been lightly hunted over the past two decades and consequently maintains healthy populations of whitetail deer, feral hog, and small game species. Multiple areas could easily be developed into food plots and hunting areas for deer and other game. Numerous waterfowl species can frequently be found on the lakes, ponds, and sloughs throughout the property. Additional opportunities present itself to enhance the property to attract additional wintering waterfowl. The lakes are established fisheries that have been stocked with largemouth bass, panfish, and baitfish.



The north side of the ranch is also high-fenced, allowing the next owner to manage and improve on the native herd and/or present new whitetail genetics or other exotic game species. It is not often you can find an opportunity on the same ranch to have large acreage hunting opportunities for both high fence and low fence options.

Together these elements come together to offer a true year-round outdoor retreat and escape.

LIVESTOCK PRODUCTION: The property is situated well for livestock production. With cattle pens on the north and south side of the property, the ranch offers numerous productive pastures to graze cattle.

MINERALS: The Seller does not own the mineral estate.

UTILITIES: The electric provider is Wood County Electric. The northern home is on municipal water with Jones Water being the provider. The southern home is on a private water well. WiFi and internet connectivity is through People's Fiber.



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PROPERTY TAXES: Most of the property carries an agricultural tax exemption. The 2025 tax estimates are \$14,136.52 per Wood County Appraisal District.

SCHOOLS: Quitman ISD

PRICE: **\$11,648,869 (\$10,256.81/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 to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

Hortenstine Ranch Company, LLC (Broker)

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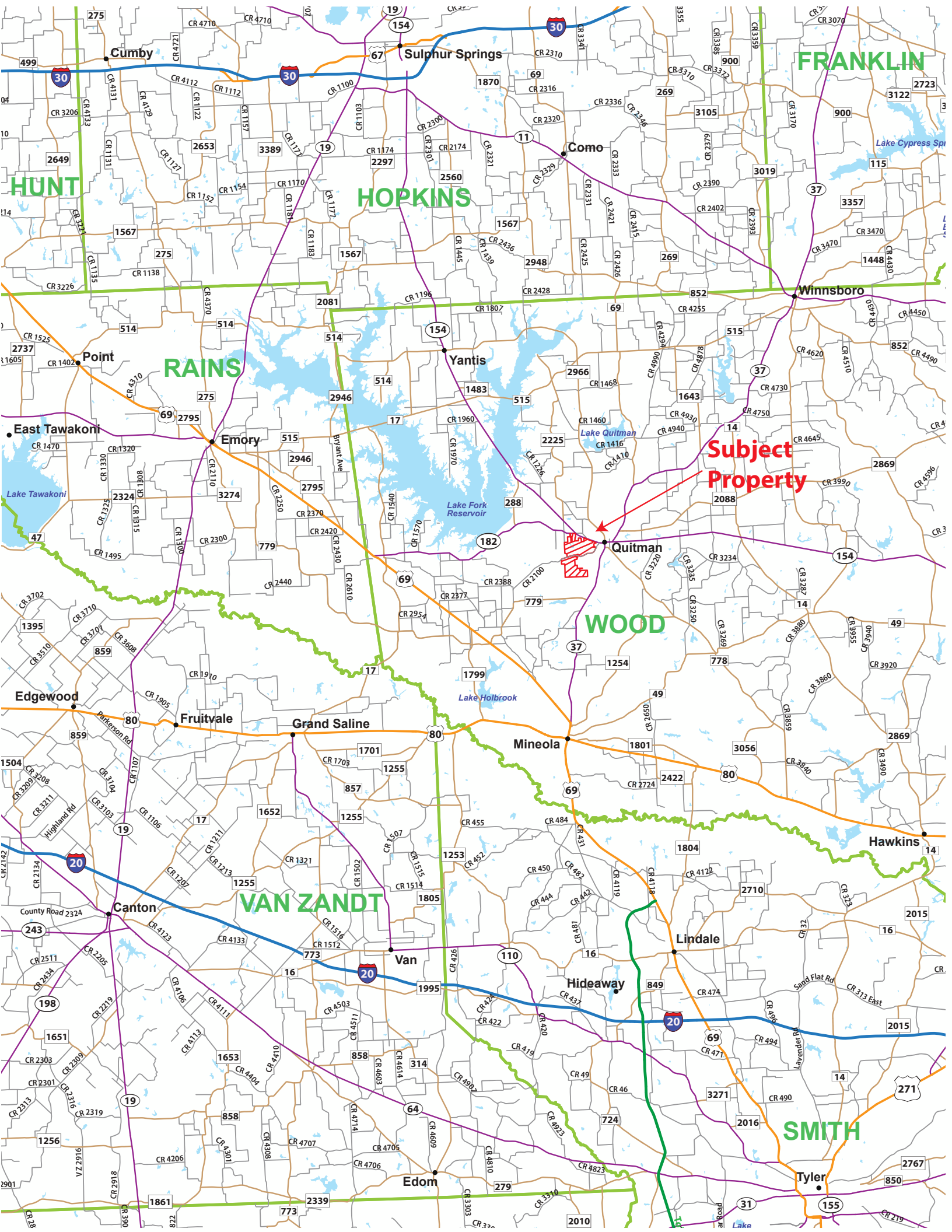
cash@hrcranch.com

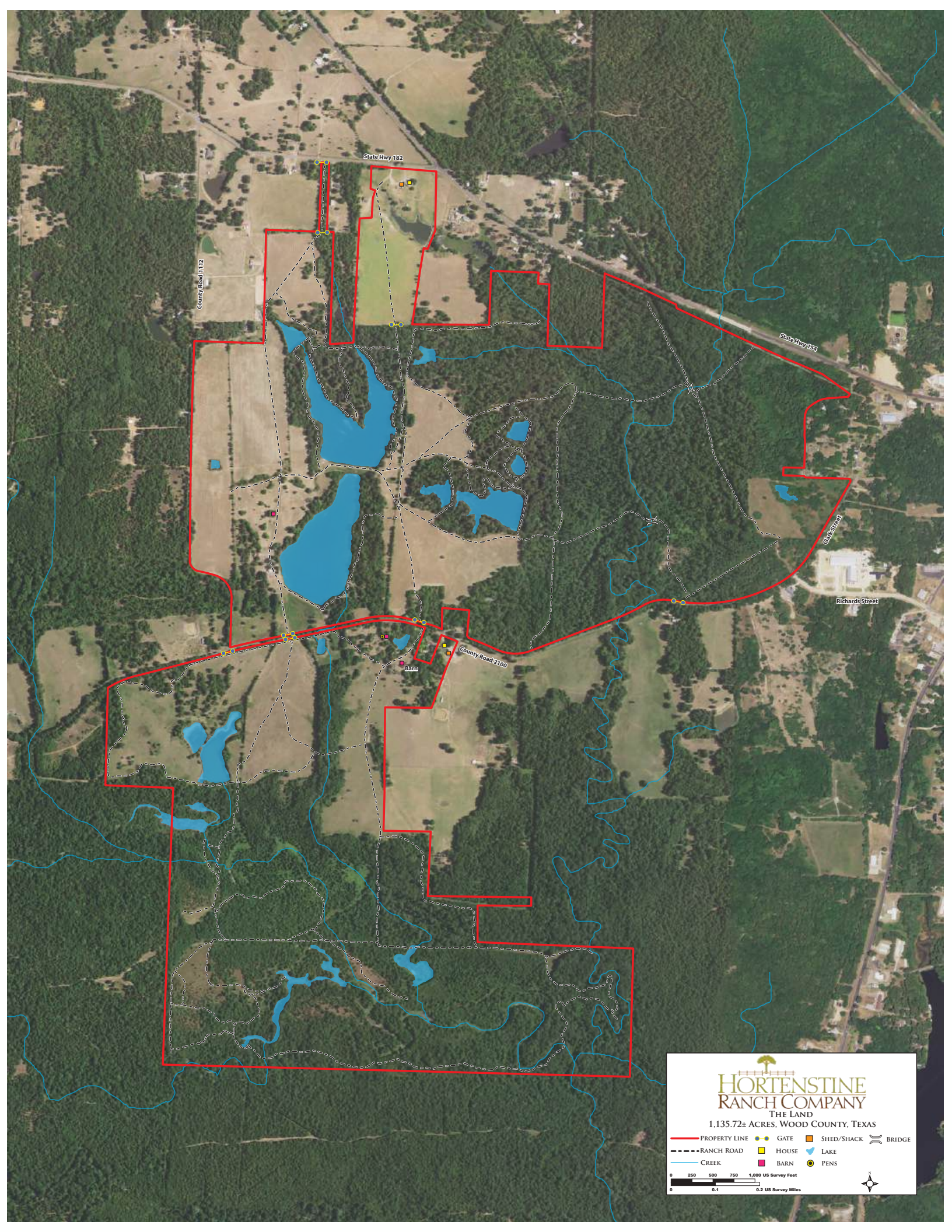


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State Hwy 182

County Road 1112

State Hwy 184

Richards Street

County Road 2100

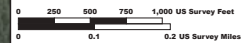
Barn

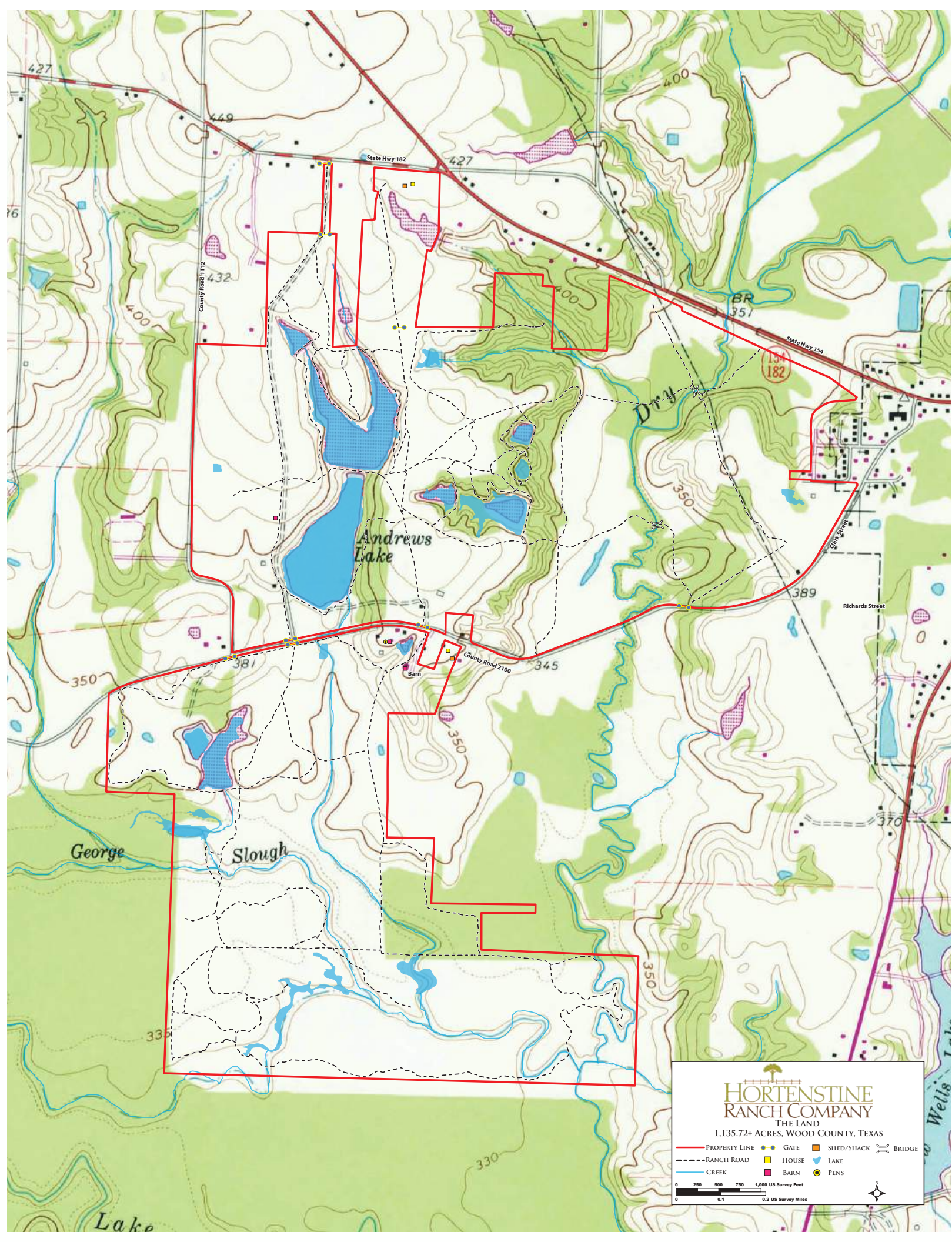
Chris Street

HORTENSTINE
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1,135.72± ACRES, WOOD COUNTY, TEXAS

- PROPERTY LINE
- RANCH ROAD
- CREEK
- GATE
- HOUSE
- BARN
- SHED/SHACK
- LAKE
- PENS
- BRIDGE





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0 250 500 750 1,000 US Survey Feet
0 0.1 0.2 US Survey Miles





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