

G5 RANCH
292± ACRES
ANDERSON COUNTY, TEXAS
\$1,596,850



Office: (214) 361-9191
www.hrcranch.com

G5 RANCH

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OVERVIEW: The G5 Ranch is a beautiful well-rounded, turn-key combination ranch in the heart of premium ranch and horse country. With over 4 water features and a balanced combination of cover and open pasture, G5 Ranch offers something for everyone. Upon arrival, you're greeted by lush Bermuda pastures, diverse native timber, abundant water, rolling topography and comfortable amenities. Whether you prefer to fish and hunt, ride horseback along the trails or in the arena, or just relax by the custom fireplace, this ranch will suit the needs of most any discerning buyer.

LOCATION: The G5 Ranch is located in the northern part of Anderson County, between the communities of Bradford and Springfield, off of FM 837. The ranch has exceptional proximity to Dallas, with the hard to find bragging rights of less than 1.5 hours from downtown, located in a very desirable area amongst several prominent legacy ranches.

DIRECTIONS: From Dallas, take US-175 E to Athens for approximately 68.53 miles, head west on Loop 7 in Athens to take State Highway 19 S. After approximately 13 miles, turn right onto FM 837 and travel approximately 1.4 miles to the automatic gate entrance on the left.

From Athens, take State Highway 19 S for approximately 13 miles. Turn right onto FM 837 and travel approximately 1.4 miles to the automatic gate entrance on the left.

From Palestine, take State Highway 19 N for approximately 17 miles. Turn left onto FM 837 and travel approximately 1.4 miles to the automatic gate entrance on the left.

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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SURFACE WATER & FISHERIES: The ranch is very well watered, with over 4 bodies of water, with the highlight being the 4+/- Acre lake that is tucked away into beautiful, mature hardwoods. An aerator is in place to promote plant and animal life by helping with lake oxygen levels. There are multiple spots to fish from the bank, as well as a couple of boat launch areas to fish into the deeper water or back into the coves. There is also a dedicated water well located at the lake for supplemental water during dryer times. While the owner has not had to utilize this well over the last few years, it is certainly a valuable resource to have during drought conditions. The lake is currently under the management of Lochow Ranch Pond & Lake Management. Over the last three years, the owner has stocked coppernose bluegill, redear sunfish and tilapia to provide ample bait fish for growing trophy largemouth bass. This past year, the owner also added crawfish and shiner minnows into the mix. In March of 2020, the owner stocked 75 lbs. of Florida strain adult largemouth bass, and in May of 2020, 150 lbs. of adult feed trained bass. There are also two fish feeders on automatic timers at the main lake.

The additional bodies of water consist of two .5+/- acre ponds located in the southern pastures near the improvements, as well as a .65+/- acre pond in the northern pasture. The water well that services the improvements, also has piping that runs to each .5+/- acre pond to keep both filled during dry and/or drought conditions. One of the .5+/- acre ponds has been stocked with catfish. All bodies of water provide a dependable water source for livestock and/or wildlife.

WILDLIFE & HUNTING: G5 Ranch has ample cover and forage to support good whitetail deer hunting. There are numerous bow and rifle stand locations found throughout the ranch, as well as corn and protein feeders. The wildlife found on the ranch consists of whitetail deer, turkey, bobcats, waterfowl and dove. The ranch has been lightly hunted over the last several years, creating a refuge for the wildlife.



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STRUCTURAL IMPROVEMENTS:

The barndominium, 10 stall horse barn and well house are contained in an approximately 3-acre area secured by pipe fencing. It is obvious that a lot of thought and attention to detail went into the design of the structural improvements.

The barndominium is approximately 3,920+/- square feet. It has two enclosed areas within the barn, with one area being in an open floor plan, studio complete with a bedroom, sitting area, dining area and full kitchen. It has a walk-in closet, as well as a full bathroom. The second enclosed area has its own roll up door, door entry outside and door entry into the living quarters. It functions as a garage, storage for tools and various ranch equipment. It also has a set of stairs which leads to a second story loft to offer additional functional space and storage. Next to both enclosed areas, is a covered garage on slab, with three walls being enclosed, with the southern wall having an additional rollup door. A lean-to is also located off of the eastern side of the barndominium and is also on slab. The barndominium space is currently very functional, but its thoughtful design allows the next owners to convert the space into additional living quarters if so desired.

The 10 Stall Horse Barn is approximately 5,488+/- square feet. The barn is an incredibly beautiful and functional building. It is clear that a tremendous amount of attention to detail was put into the design and build. On the northern end of the barn sits two additional bedrooms and one full bath. The bedrooms and bath areas are all fully air conditioned. One of the bedrooms could easily be converted back into a tack room if so desired. On the southern end of the barn is a large, covered sitting area, with year-round breezes and a magnificent fireplace. The huge fireplace is approximately 10 feet wide and puts off a tremendous amount of heat. The covered area provides a year-round place to be outside and enjoy the ranch with family and friends.



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WATER WELLS: G5 Ranch has three very functional wells that service the various improvements, as well as provide a supplemental water source for the water features and irrigation capabilities. The well located near the two barns service both structures, as well as provide a supplemental water source to the two half acre ponds. It is approximately 550' in depth, has a 15-horsepower pump, an 85-gallon pressure tank and produces approximately 85 gallons per minute. The well at the 4+/- acre lake is believed to be approximately 500' in depth. The well at the northern pasture is approximately 580' in depth, has a 3" galvanized pipe, a 15-horsepower submersible pump, 81-gallon pressure tank, and produces approximately 130-160 gallons per minute.

TIMBER & GRASS: The timber found on the ranch is diverse and productive fostering ample habitat for wildlife. You'll find an 8+/- Acre Pine Plantation planted approximately 12 years ago that will be ready for its first thinning in just a few years. As well as, 173+/- Acres of mature hardwoods with native Pine, Hickory, Red Oak and White Oak varieties, some Post Oak, Black and Sweet Gum, Willow, and some cedar. Along with the timber the ranch also features 104+/- acres of highly improved Coastal Bermuda hay pastures that produce approximately 600-800 large round bales on two cuttings. On years with ample rainfall, a third cutting is feasible.

CATTLE & HORSES: The G5 Ranch is setup very well as a premium equestrian ranch. The ranch currently has two horses, however, it is setup to run 10 horses. The current owner has not run any cattle on the ranch, however, the ranch could conservatively support 50 AUs.

RIDING ARENA: A horse-riding arena, with a grandstand, sits at the northeast corner of the ranch and is just under 1+/- acre.

FENCING: The entire ranch is perimeter fenced, with hog proof fencing in many areas. The fencing consists of pipe, hog-proof and 5-strand barbed wire.

ROADS/TRAILS: The ranch has approximately 4 miles of internal roads/trails, with approximately 2.2 miles of graded iron ore rock road.



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MINERALS: The seller is willing to convey all owned minerals with an acceptable contract.

TAXES: The G5 Ranch is under an agricultural tax exemption. The approximate taxes for 2019 were \$2,495.86 per Anderson County Tax Assessor.

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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