

BUCK CREEK RANCH

114.09± ACRES

ANGELINA COUNTY, TEXAS

\$1,451,321



(214) 361-9191
www.hrcranch.com

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OVERVIEW: Nestled in the heart of East Texas, Buck Creek Ranch embodies a commitment to sustainable agriculture through regenerative ranching practices. Spanning 114+/- acres of pristine pastureland, Buck Creek Ranch is more than just a cattle ranch – it's a testament to the owner's dedication to nurturing the land while producing high-quality, ethically raised livestock. The ranch owners have prided themselves on their pioneering approach to ranching through Ultra

High-Density Grazing. This method involves strategically rotating cattle through small, intensively managed paddocks. By mimicking the natural grazing patterns of wild herds, they greatly enhance soil fertility, promote diverse plant growth and maintain healthy pastures year-round. Through its grazing practices, the ranch is able to carry twice what is typically considered the average carrying capacity for this region of Texas.

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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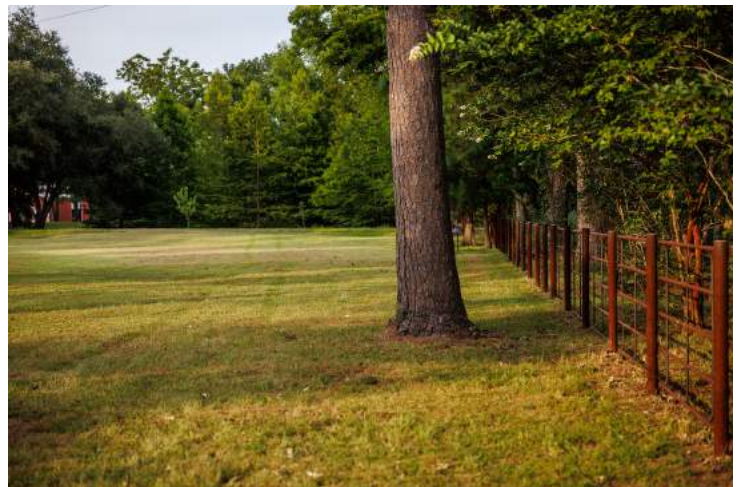
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LOCATION: Buck Creek Ranch is located approximately 15 minutes east of downtown Lufkin. Approximately 2 hours and 15 minutes north of Houston (130 miles), 3 hours southeast of Dallas (175 miles), 1 hour and 50 minutes south of Tyler (91 miles). The main entrance is located at the end of Dorsett Rd.

MAIN HOUSE: The main house is approximately 3,489 square feet and includes 4 bedrooms, 2 full bathrooms, and 2 half bathrooms. Open concept kitchen with updated appliances and lots of cabinets for storage. The main house sits at the front of the property overlooking pastures. The backyard includes a large covered back porch, swimming pool, covered sitting area beside the pool, and greenhouse.

CABIN: The cabin is approximately 946 square feet and includes a bedroom, large closet, full bathroom, upstairs loft, and screened-in back porch. The guest house sits off to the side of the main house near the entrance to the property. It also has its own separate gate/entrance.

FENCING: The entire property is fenced with 5 strand barbed wire for cattle. Cross fencing is in place throughout the entire ranch to create 12 separate pastures. The front entrance to the property is new pipe fencing. The fencing is already in place for a traditional rotational grazing system if so desired.



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SHOP: A 1,200 Square foot metal shop is located near the main house. It is wired for electricity and is on slab and insulated. The shop is an excellent place for storage or a work area. It also has two roll-up doors.

ADDITIONAL STRUCTURES: The ranch has 4 loafing sheds (approximately 1,300 square feet of covered space each) that are strategically placed throughout the ranch to provide additional shade and shelter from the weather for the livestock.

A large four-bay equipment shed for additional storage is also present. A large wooden barn also provides an additional area for storage. A chicken coop is also located near these structures.

TREES, GRASS & FORBS: Multiple species of timber are found throughout Buck Creek Ranch, such as red oaks, white oaks, pecans, pines, cypress and numerous other species of domestic trees. The ranch also has a large variety of grasses and vegetation such as Bermuda, San Augustine, Bahia, Vetch (legume), Rye, and Clover.

SURFACE WATER & WATERING FEATURES: A .7+/- acre pond is located on the north central side of the property. This pond appears to remain at constant level throughout the year. Another pond is located near the main entrance and is lined with cypress trees. The ranch's namesake, Buck Creek, traverses through the ranch from North to South.

The ranch has approximately 2,769 feet of both sides of Buck Creek. This creek provides a natural travel corridor for wildlife, as well as being a reliable water source for cattle.

There is water to each pasture. Multiple pastures have water troughs on float systems via piped well water.

WILDLIFE: Buck Creek Ranch has a variety of wildlife species that are indigenous to the East Texas Area.

SCHOOL DISTRICT: The ranch resides in Lufkin ISD.

MINERALS: To the owner's knowledge, they do not own the mineral estate.

SURFACE LEASES & EASEMENTS: No surface leases are present. Utility easements for the property's improvements are located on the property. No known pipeline, access or transmission line easements are present.



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TAXES: Buck Creek Ranch carries an agricultural tax exemption. The annual taxes are currently ~\$8,150.10 per Angelina County Appraisal District.

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.

PRICE: \$1,451,321

CONTACT:

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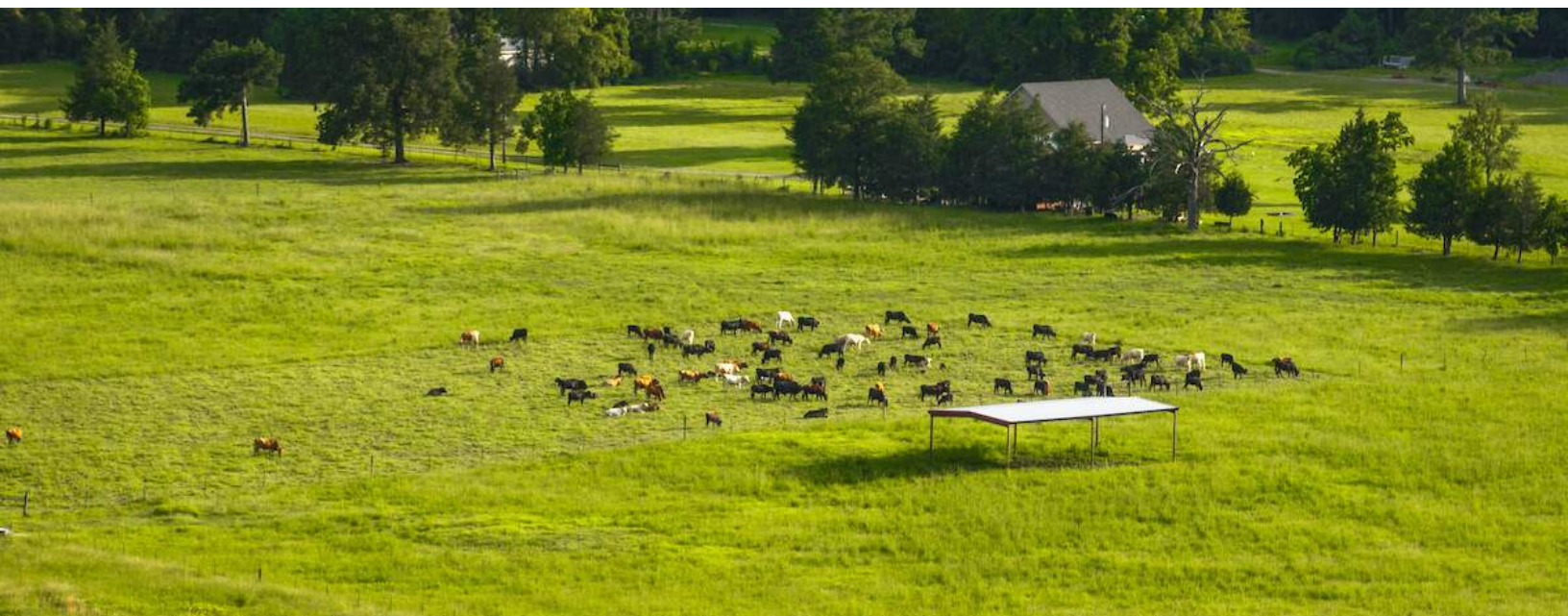
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