

WHITE OAK CREEK RANCH
5,195± ACRE RANCH COMMUNITY
FRANKLIN COUNTY, TEXAS
PREMIUM NORTHWEST 10 ACRE MEMBERSHIP - \$2,000,000



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

WHITE OAK CREEK RANCH

FRANKLIN COUNTY, TEXAS



OVERVIEW: We are excited to share the addition of a new membership now available for purchase at White Oak Creek Ranch. This membership includes the premier 10-acre, build-ready, surveyed homesite on the northwesternmost corner of the lake, surrounded by 5,195± pristine acres.

At WOCR, your focus is on creating cherished memories while the ranch manager handles all day-to-day operations. This model allows you to enjoy the benefits of ranch ownership at a fraction of the cost of traditional methods. As a pioneering, time-saving, and cost-effective approach, WOCR has redefined ranch ownership.

The heart of the ranch is Romal Lake, a 128+ acre trophy bass fishing destination where activities begin and end. From fishing and watersports to endless outdoor adventures, the experience evokes the joy of summer camp while creating memories that last a lifetime. Membership at WOCR eliminates the challenges of ranch management and maintenance, allowing you to fully enjoy your time with family, friends, and clients. Simply stated, this is your time to enjoy. It's time to maximize life's moments.

Let the experiences and memories begin! Catch your personal best on one of 3 trophy bass fishing lakes totaling over 144+ acres of prime fishing water. Also, enjoy kayaking, paddle boating, picnics on the wildflower-laden shoreline of Romal Lake, and peaceful morning coffee.

Experience Arkansas-style green timber mallard hunting on over 650+ acres of managed wetlands and deer hunting on one of 40 established wildlife food plots, all while exploring over 5,100+ acres of pristine creek-lined hardwood bottoms. Trail riding on over 50+ miles of manicured trails and artifact hunting on the banks of White Oak Creek. Skeet shooting on a state-of-the-art voice command five stand or testing your skills on the rifle or pistol range. Utilizing 2 well-appointed guest cabins, watching kids jump from the swimming platform, grilling beside dramatic sunsets, and sharing stories of local Native Americans camping along the banks of White Oak Creek next to campfires by starlit skies. These are just a few of the activities to be explored during stays at White Oak Creek Ranch!

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



WHITE OAK CREEK RANCH

FRANKLIN COUNTY, TEXAS

LOCATION/LOCAL TOURING ATTRACTIONS: White Oak Creek Ranch is equidistant from both Mt. Vernon and Mt. Pleasant, TX, ~95 minutes East of Dallas, ~80 minutes North of Tyler, or a short ~15-20 minute drive if arriving by private aircraft. For the evenings when you don't feel like cooking dinner, members have multiple options to consider. The quaint East Texas downtown of Mt. Vernon has been restored and offers vibrant and unique options for lunch and dinner. Mt. Pleasant is an excellent option if you seek more choices, including household goods, and it also provides numerous family-friendly options. Members and guests will enjoy the laid-back East Texas pace of either of these two exceptional East Texas towns.

LOCAL WINERIES:

Los Pinos Ranch Vineyards – Pittsburg, TX
Red Road Vineyards & Winery – Naples, TX
Relax and Wine Down – Pittsburg, TX

DIRECTIONS: From Dallas: take I-30 east to Mt. Vernon, TX; Exit Hwy 37 (turn left/north); proceed ~1.95 miles to Main Street/Hwy 67 (turn right/east); proceed ~3.9 miles to FM 1896 (turn left/north); proceed ~8.46 miles to the entrance of White Oak Creek Ranch on your left. (Latitude 33.2921, Longitude -95.1301)



IMPROVEMENTS: The hard work has already been done—every detail carefully planned, executed, and prepared for White Oak Creek members to enjoy. Nestled along the picturesque Romal Lake, this premium 10-acre lot is fully build-ready and positioned at the lake's northwesternmost corner. It offers exceptional privacy, minimal traffic, generous shade, nearly 900 feet of private shoreline, and breathtaking views of the water.

Upon entry, an all-weather road welcomes you with a concrete entry and an electric piped gate. Weather-tested concrete bridges and culverts encircle Romal Lake, ensuring smooth access for any vehicle. All utilities have been thoughtfully installed underground, preserving the unobstructed sightlines around the lake. While planning and designing your dream home, members may also take advantage of two well-appointed guest homes, available on a first-come, first-served basis. For those who prefer alternatives to custom construction, additional homebuilding options are available upon request.

Hunting pursuits begin at the newly constructed, 10,000 sf hunters' headquarters. Nestled beneath a canopy of mature hardwoods just northeast of Romal Lake, this nostalgic lodge spares no detail. Members will appreciate a stainless steel game cleaning station, walk-in cooler, and a concrete and gravel apron. Additional amenities include electric roll-up doors for ATV and gear storage, enclosed temperature-controlled lockers, heated water for power washing, and welcoming living spaces with a coffee bar, kitchen, and dining area to relax and share stories.

The ranch's offerings extend far beyond hunting. Members also enjoy a 1,200 sq ft covered fishing pier with day-use boat slips, concrete boat ramps, a 3D archery range, a state-of-the-art voice-command five-stand skeet shooting range, and covered pistol and rifle ranges—each designed to prepare for days in the field.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



WHITE OAK CREEK RANCH

FRANKLIN COUNTY, TEXAS



SURFACE WATER & FISHERIES: The ranch features exceptional recreational surface water, which includes a ~7, 14, and 128± acre lake(s). These lakes are professionally managed and have produced some legendary East Texas Largemouth Bass. The largest bass caught at WOCR was a whopping 14.3 pounds and members routinely catch fish in the 6-10 pound range. Over ~7.8 miles of White Oak Creek runs west to east through the middle property along with ~2 miles of Cobb Jones Creek, ~1.4 miles of Campbell Creek, ~1 mile of Lick Creek, plus over ~23 miles of unnamed creeks and tributaries.

WILDLIFE & HUNTING: In terms of wildlife, the White Oak Creek Ranch has it all. The ranch has a history of healthy, low-fence whitetail genetics. The size of the ranch, topography, diversity, creek draws year-round live water, thick cover, over 40 managed food plots and feeders and upgraded box blinds all play a significant role in hunting success and deer management. Phenomenal native forbs/cover and habitat also provide a home for feral hogs and a growing population of Eastern Turkeys.

WATERFOWL: Flooded GREEN TIMBER!!! There are many unique amenities to WOCR, but the sheer size and quality of the managed flooded green timber is a site to see. During the fall migration, mallards and other puddle ducks converge on WOCR each year, where numerous television shows have been filmed. Watching mallards fall into tight timber holes is only a dream for most waterfowlers but not at WOCR. The precision leveled wetlands consist of 8 units total over 580+ acres of managed flooded green hardwood timber, 70+ acres of managed planted wetlands, 60+ acres of natural/managed wetlands on the far west end of the ranch, and numerous oxbows along White Oak Creek. The property's water assets provide an unmatched duck hunting experience that rivals the best anywhere across Texas. Often compared to the legendary timber of Arkansas, there's a reason the folks at Mojo Outdoors once described White Oak Creek Ranch as their top hunting destination for mallards. The managed wetlands feature over 5 miles of levees and flood control structures that are designed to flood both wetlands and green timber on demand. The majority of the managed wetlands and timber are fed water by the 128-acre Romal Lake. No matter the rainfall, the majority of the managed wetlands can be flooded on demand. WOCR has obtained a rare and valuable permit enabling them to provide members/guests with an indescribable waterfowl experience. Perched at the center of one of the managed wetlands is the "Ultimate Duck Blind". Accessible via UTVs on a submerged graveled trail, the ultimate duck blind is something guests, kids, clients and members won't soon forget. The nostalgic duck blind was constructed to accommodate all types of waterfowl enthusiasts. With a wraparound covered, gravel-lined "porch", enclosed sitting area to get out of the weather, green lights for predawn visibility, propane cooking stove, and covered UTV parking all combine to make the ultimate waterfowl hunting experience in any hunting condition.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



WHITE OAK CREEK RANCH

FRANKLIN COUNTY, TEXAS

RANCH MANAGEMENT/HOME CARE: WOCR has been managed by the same onsite ranch manager for over 40 years. At WOCR, we are focused on maximizing your time enjoying family and friends. With that approach in mind, the ranch management staff will continually maintain and oversee all ranch projects, upkeep and management.

WOCR understands the daunting task of cleaning your home when you arrive for the weekend and cleaning again when you leave. We have you covered. A professional cleaning staff is in place for stays in guest homes. If desired, the cleaning staff are available for personal home cleaning as well on an actual cost basis.

KID/GRANDKID SECTION: What do you look forward to most in the summer months? Family trips? Summer Camp? Time with family and friends? What if you could have that every weekend at White Oak Creek Ranch? Well, you can! It's time to play in the mud, jump from the swimming platform or catch your first MONSTER BASS! Find your freedom, learn to shoot a bow, and test your skills at skeet. Kayaking on the lakes, paddle boating with your brother/sister, or mooing at the cows are a rite of passage to growing up. Sitting in a deer stand, going with Dad to the duck blind, and exploring miles of ATV trails are a perfect day in the woods to view wildlife. Along the way, catch crawfish on the creek and learn to drink coffee?! End with starting a campfire to roast marshmallows, find the Big Dipper in the sky and go to bed late just to get up early to do it all over again. This is also your time to grow, learn, bond, and have a blast!

TOPOGRAPHY: The topography is rolling throughout much of the ranch with elevation changes surrounding the creeks and ridges on the property. The ranch has a high point of ~360 feet above sea level and a low of ~300 feet above sea level.

AIRPORTS: Franklin County Municipal (F53) 3,900' x 60' Runway – 20 minutes from WOCR; Mount Pleasant Regional (OSA) 6,004' x 100' Runway – Jet A Fuel Available – 20 minutes from WOCR; Passenger Full Service Airports – Shreveport Regional (DTN) ~2 hour drive E of WOCR; Dallas Fort Worth International (DFW) ~2 hour drive W of WOCR.

HOSPITALS: East Texas Medical Center – Mt. Vernon (15 min); Titus Regional Medical Center – Mt. Pleasant (15 min); East Texas Medical Center – Pittsburg (25 min)

EASEMENTS: Other than electric and water, none exist to the Owner's knowledge.

UTILITIES: Other than individual homesites, all utilities for the ranch are included in the yearly dues. Each homesite is serviced with underground water and electric.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



WHITE OAK CREEK RANCH

FRANKLIN COUNTY, TEXAS



TAXES: Other than individual homes all taxes for the ranch are included in the yearly dues. The ranch and 10-acre homesites are Ag/Wildlife Exempt.

TIMBER: WOCR has established a timber management plan that emphasizes thinning of undersized timber and nurturing mature hardwood timber to maintain aesthetics/wildlife habitat. Any timber income will be utilized to offset ranch expenses.

MINERALS: It is believed that the ranch owns a controlling interest in the mineral estate. To the Owner's knowledge, no drilling has ever been completed on the ranch. Although exploration is not intended, if explored, any mineral exploration income will be shared with ranch members on a pro-rata basis.

PRICE: The premium northwest membership can be obtained for \$2,000,000. This membership includes a surveyed 10-acre homesite on the northwesternmost corner of Romal Lake. There are currently 12 members occupying 19 of the 20 total memberships due to some members purchasing double/triple memberships. A partial financing option may be available. Ask Broker for details.

COMMENTS: We invite you to visit and experience all that White Oak Creek Ranch has to offer. Once you see it, we know you will agree that it is an extraordinary place to relax, enjoy nature, entertain friends, and most importantly – build a family legacy for generations to come. You focus on the memories, and we'll handle the rest.

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:

Hortenstine Ranch Company, LLC

12720 Hillcrest Road, Suite 207

Dallas, Texas 75230

214-361-9191 office

www.HRCranch.com

Cash McWhorter- Broker/Partner

(469) 222-4076 mobile

cash@hrcranch.com

Stephen Schwartz- Agent

(903) 738-7882 mobile

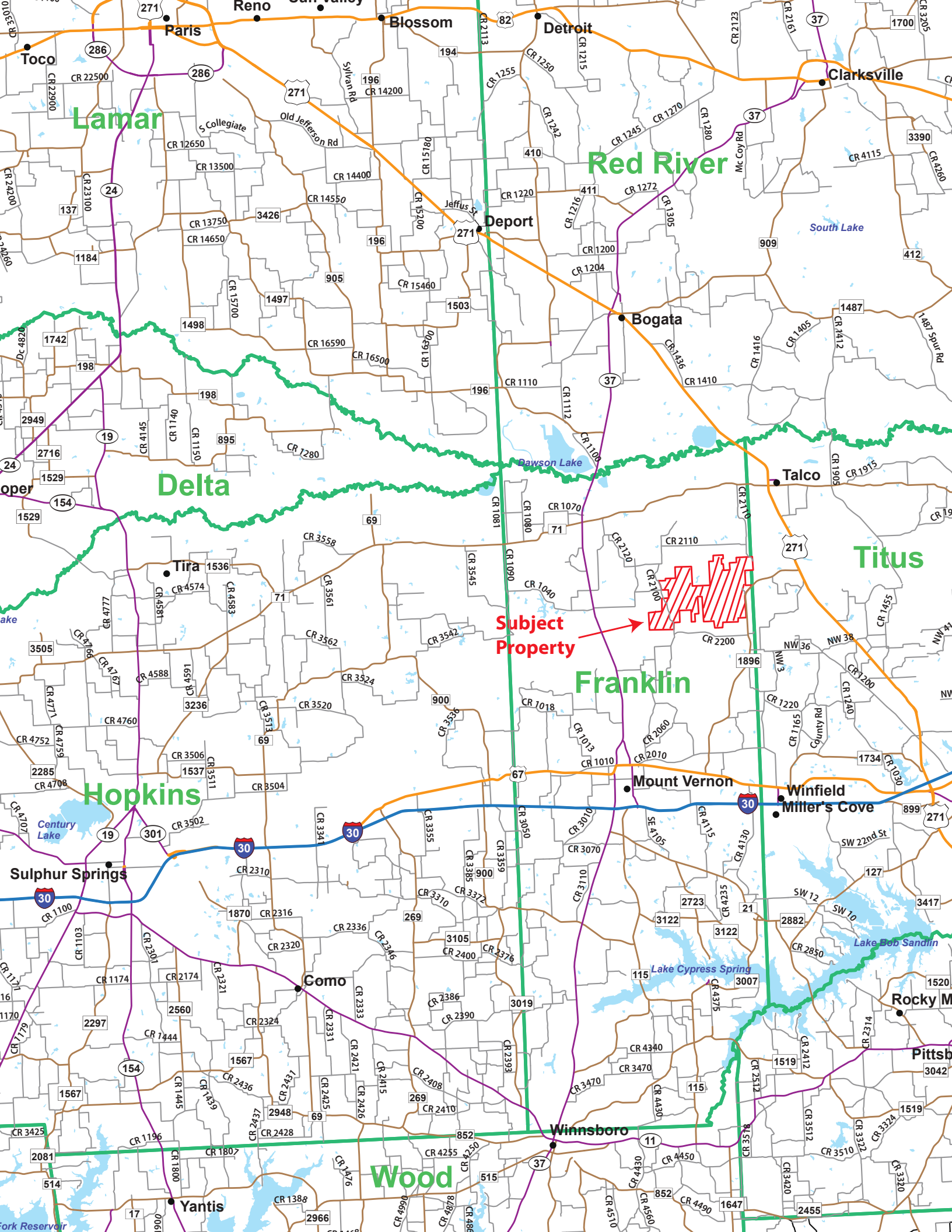
stephen@hrcranch.com

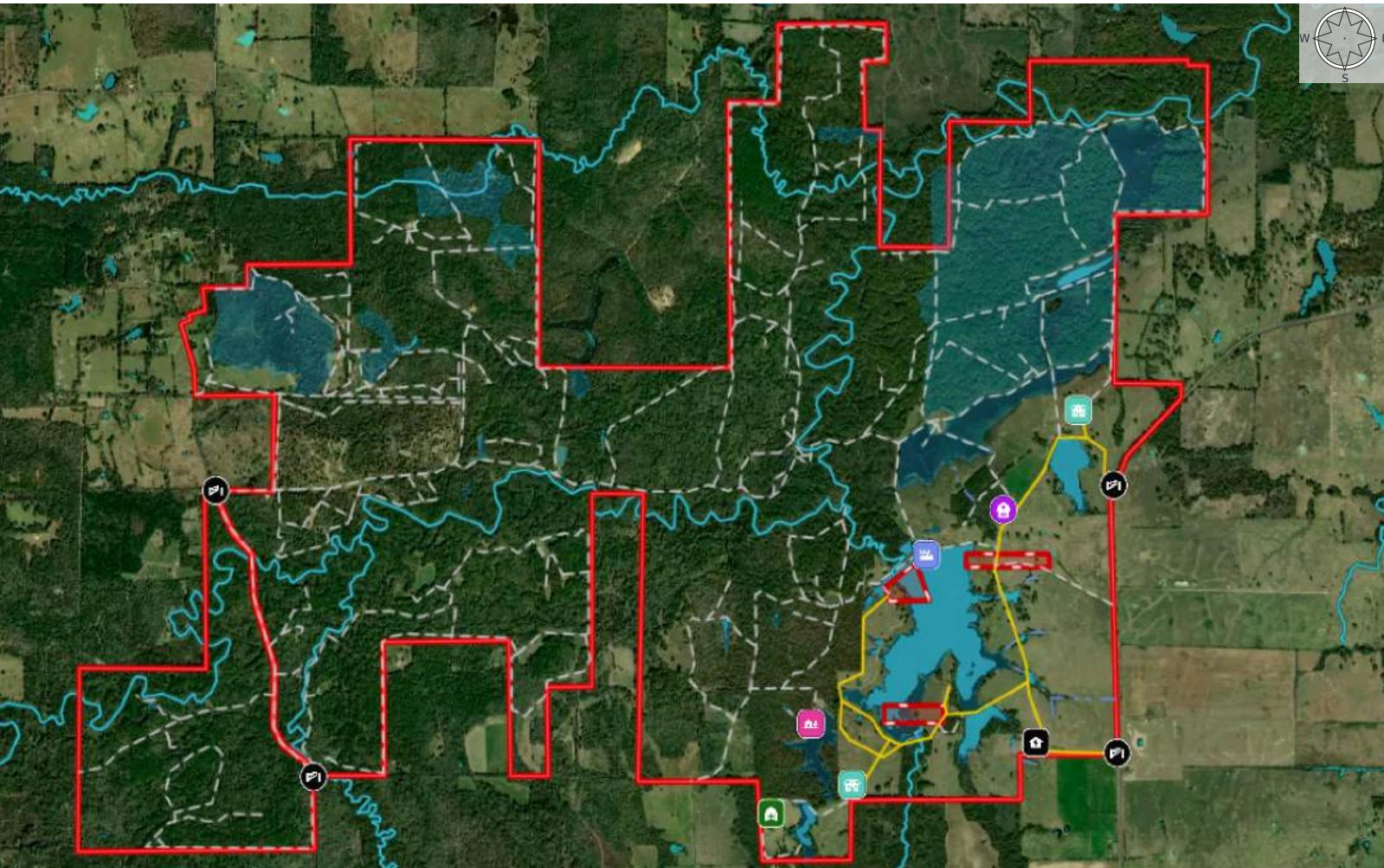
All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.





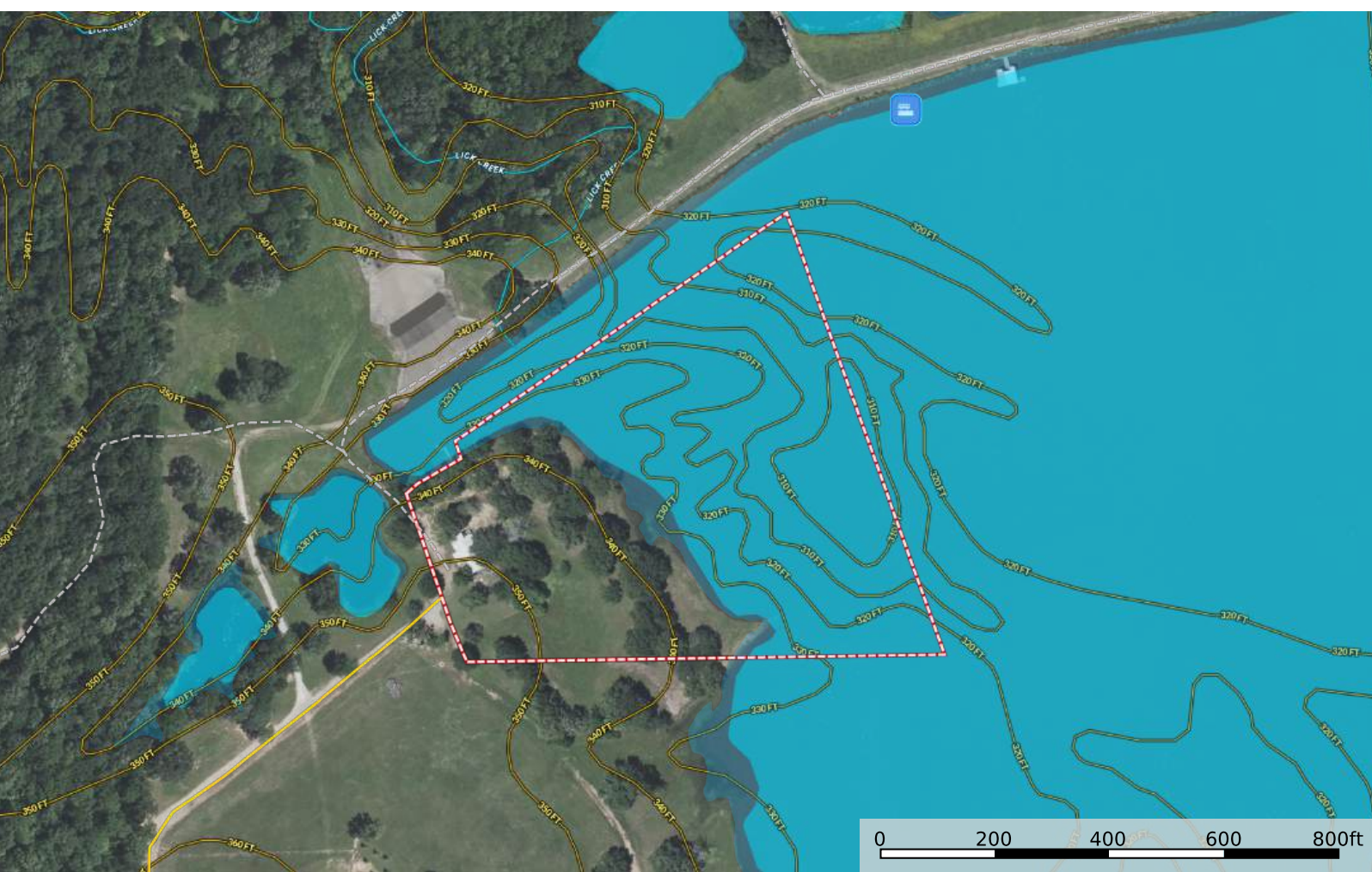
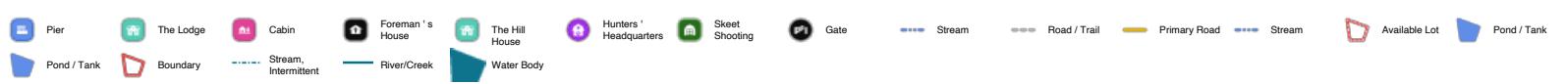
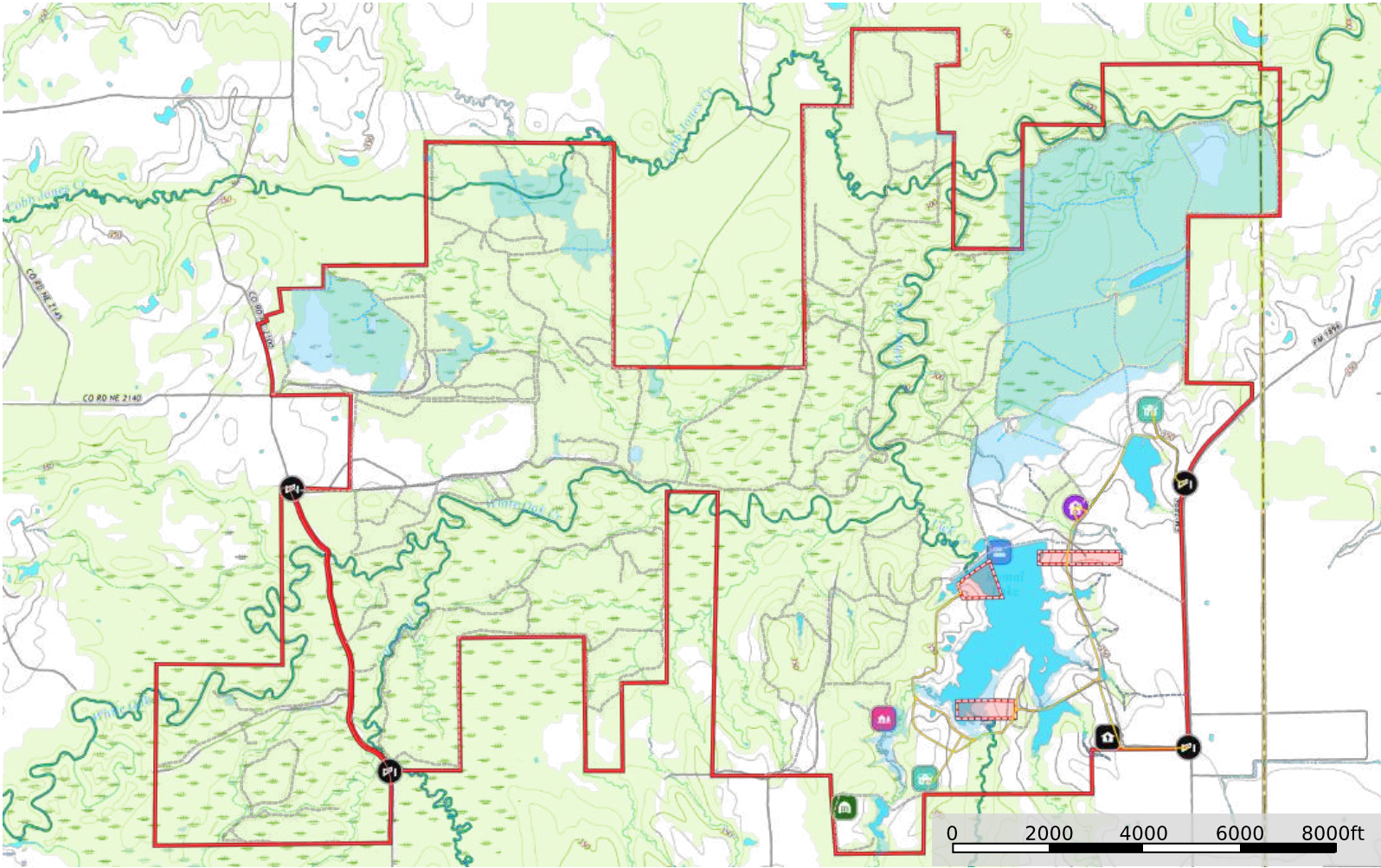






- | | | | | | | | | | | | | | |
|-------------|-----------|----------------------|-----------------|----------------|-----------------------|----------------|------|--------|--------------|--------------|--------|---------------|-------------|
| Pier | The Lodge | Cabin | Foreman's House | The Hill House | Hunters' Headquarters | Skeet Shooting | Gate | Stream | Road / Trail | Primary Road | Stream | Available Lot | Pond / Tank |
| Pond / Tank | Boundary | Stream, Intermittent | River/Creek | Water Body | | | | | | | | | |





WHITE OAK CREEK RANCH

5,195± ACRE RANCH COMMUNITY

FRANKLIN COUNTY, TEXAS



Hortenstine Ranch Company, LLC (Broker)

www.hrcranch.com

Office: (214) 361-9191

Cash McWhorter- Partner/Broker

cash@hrcranch.com

Mobile: (469) 222-4076

Stephen Schwartz- Agent

stephen@hrcranch.com

Mobile: (903) 738-7882

