

# CYPRESS PINES RANCH

277.31± ACRES

UPSHUR COUNTY, TEXAS

\$2,159,159



(214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)

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**PROPERTY DESCRIPTION:** Cypress Pines Ranch is a unique and versatile property located in Gilmer, Texas, just two hours east of Dallas. This outdoorsman's paradise is ideal for a weekend getaway, permanent residence, or year-round recreation.

Situated on a quiet county road, the ranch features an all-weather rock entrance road leading to a well-appointed 1,223 sq. ft. cabin with two bedrooms, two bathrooms, a kitchen, and a spacious living area. Designed to sleep eight, the home also includes lofts with bunk beds, making it

perfect for family or guests. The back porch overlooks the main lake—an ideal spot for morning coffee while watching deer and abundant waterfowl that call this ranch home year-round.

The property showcases a well-balanced mix of mature native and planted timber, spring-fed creeks lined with giant hardwoods, diverse habitats, and abundant water resources. Rolling topography creates scenic views and excellent hunting locations, complemented by over five miles of trails for hiking or UTVs.

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:** Cypress Pines Ranch is located between Gilmer and Winnsboro in northwest Upshur County, less than two hours east of Dallas. It is 18 miles southeast of Winnsboro, 13 miles from Gilmer, and just east of the Wood County line. The property offers half a mile of paved county road frontage on Fox Road and a third of a mile along Horse Road. Additionally, it sits only 8.6 miles from a public boat ramp at Lake Gilmer.

**TERRAIN:** The ranch is defined by rolling topography, with ridges on the north and south ends and Caney Creek Valley running between them. This terrain creates diverse habitats and hunting opportunities. Hilltops are covered in native and planted pine, while lush bottomland timber grows along Caney Creek and its tributaries.

Elevation ranges from 330 to 400 feet above sea level with well-drained soils. A portion of the land along Caney Creek lies within the FEMA-designated floodplain.

**SOILS:** The ranch is characterized by predominantly sandy loam soils, with some areas of loamy fine sand. Drainages consist of Cuthbert fine sandy loam, while creek bottoms feature Mattex and Lulus fine sandy loam. With proper lime and fertilizer applications, soil productivity can be maximized. Even without amendments, the soils are well-suited for pine timber, Bermuda grass, and food plots.



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**WATER & FISHERIES:** The home overlooks a scenic 13± acre lake stocked with bass, bluegill, and other species. This highly productive “bass factory” features abundant cover for baitfish and fingerlings, supporting a healthy fish population. A small 0.25± acre island within the lake provides wildlife habitat and a fun space for kids to explore or camp.

Adjacent to the lake is a 2± acre wetland built specifically for waterfowl, complete with nesting boxes for wood ducks. The ranch also includes 1.6 miles of Caney Creek and over a mile of tributaries, offering opportunities to construct additional wetlands for enhanced wildlife habitat and waterfowl hunting.

**WILDLIFE:** The ranch provides excellent habitat diversity with a mix of native and planted timber stands. Tree species include red and white oaks, pecan, sycamore, black gum,

hickory, dogwood, pine, black walnut, persimmon, willow, water oak, and river birch along riparian zones.

The property has been lightly hunted, maintaining strong wildlife densities. Deer are abundant, supported by mast-producing trees and native forbs. Other wildlife includes hogs, coyotes, migratory ducks, geese, doves, and small game, offering varied hunting opportunities.

**FOOD PLOTS:** Several areas are prepped for food plots, strategically placed for hunting and easy access. The sandy loam soils make them well-suited for both warm- and cool-season plantings.

**PASTURES:** The ranch includes a ~25-acre pasture and a 6.5± acre pasture, with a mix of coastal Bermuda and native grasses. Openings meander among hardwoods, creeks, and uplands, adding to the diversity of the landscape.



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**ACCESS & ROADS:** The property is easily accessible via paved county roads and has an extensive internal system of roads and trails. Approximately 5.4 miles of maintained trails allow UTV access throughout the ranch.

## IMPROVEMENTS:

**Main Home:** Built in 2017, the 1,223 sq. ft. home overlooks the 13± acre lake. It includes two bedrooms, two bathrooms, two lofts with bunk beds, a kitchen, and a spacious living area. The covered back porch provides panoramic lake views—perfect for evenings watching bass chase dragonflies or waterfowl flying in and out. The home comfortably sleeps eight, making it suitable for a primary residence or a weekend retreat.

**Barns:** A 20'x20' equipment barn with a 12'x20' lean-to offers ample storage for tools, ATVs, blinds, tractors, and other equipment.



## EASEMENTS:

- One gas line easement across the east tract
- One electrical easement on the west tract
- A small utility easement supplying power to the home and improvements

## UTILITIES:

- Water Supply- Three wells on the property, drawing from the Carrizo-Wilcox aquifer
- Electricity- Supplied by Upshur Rural Electric Cooperative
- Internet- Provided by ETEX

**MINERALS:** The seller does not believe they own mineral rights and will not reserve any in the sale. To their knowledge, there are no oil or gas leases or active production on the property.

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**SCHOOL DISTRICT:** Located within the Harmony School District.

**TAXES:** The property carries a timber tax exemption. 2024 property taxes were \$3,098.97.

**PRICE: \$2,159,159 (\$7,786.08 PER 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 in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

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## CONTACT:

### Hortenstine Ranch Company, LLC (Broker)

12740 Hillcrest Road, Suite 230  
Dallas, TX 75230

### Stephen Schwartz- Agent

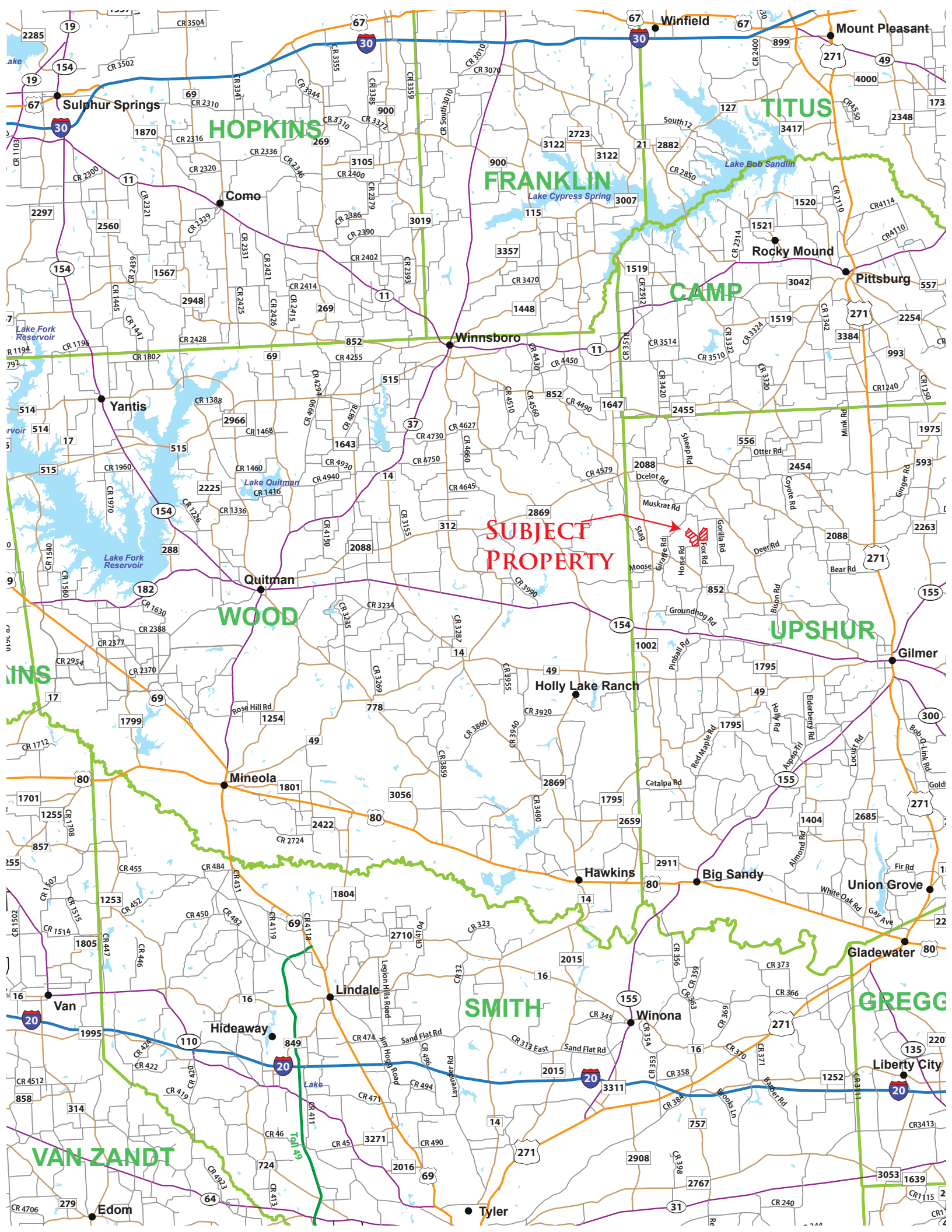
(903) 738-7882 mobile  
stephen@hrcranch.com

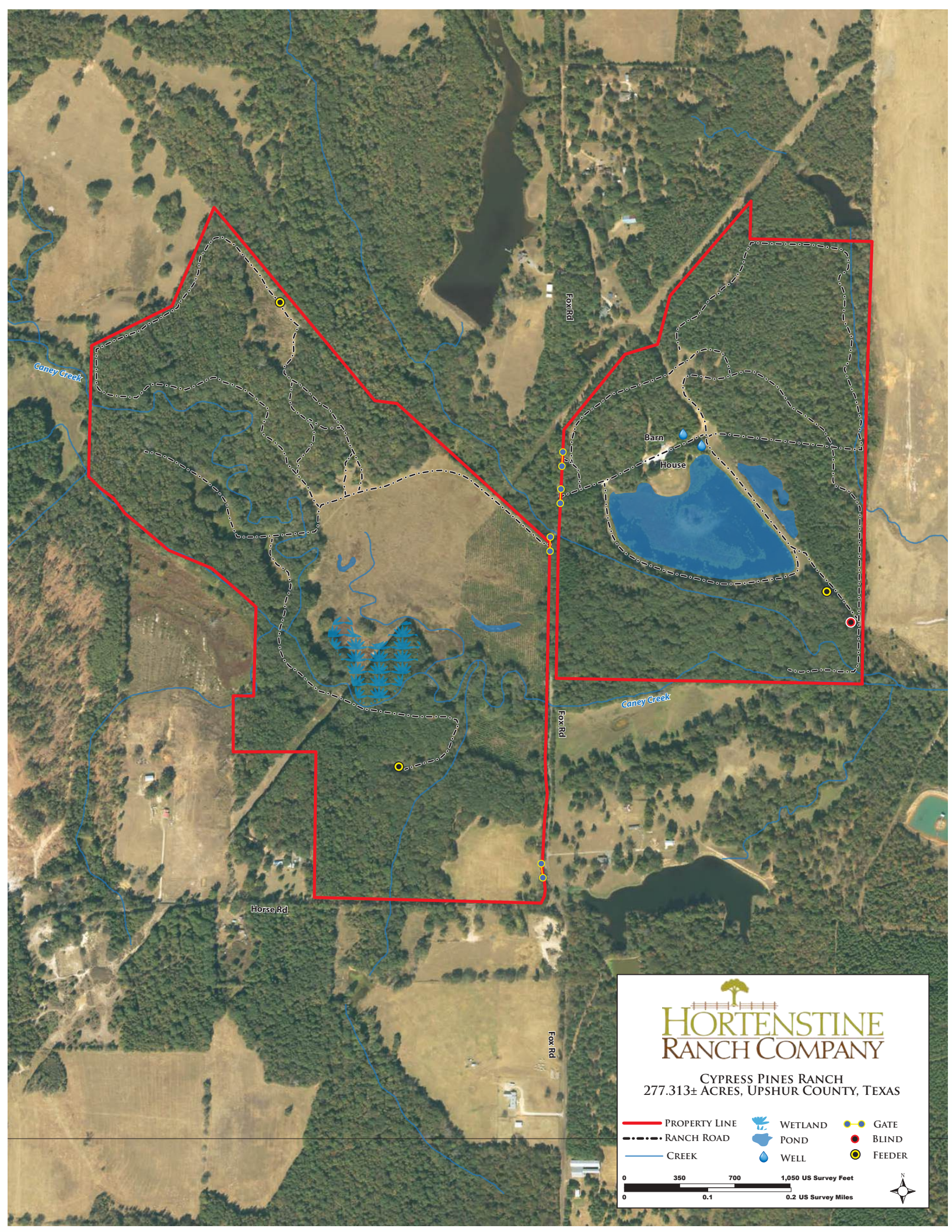


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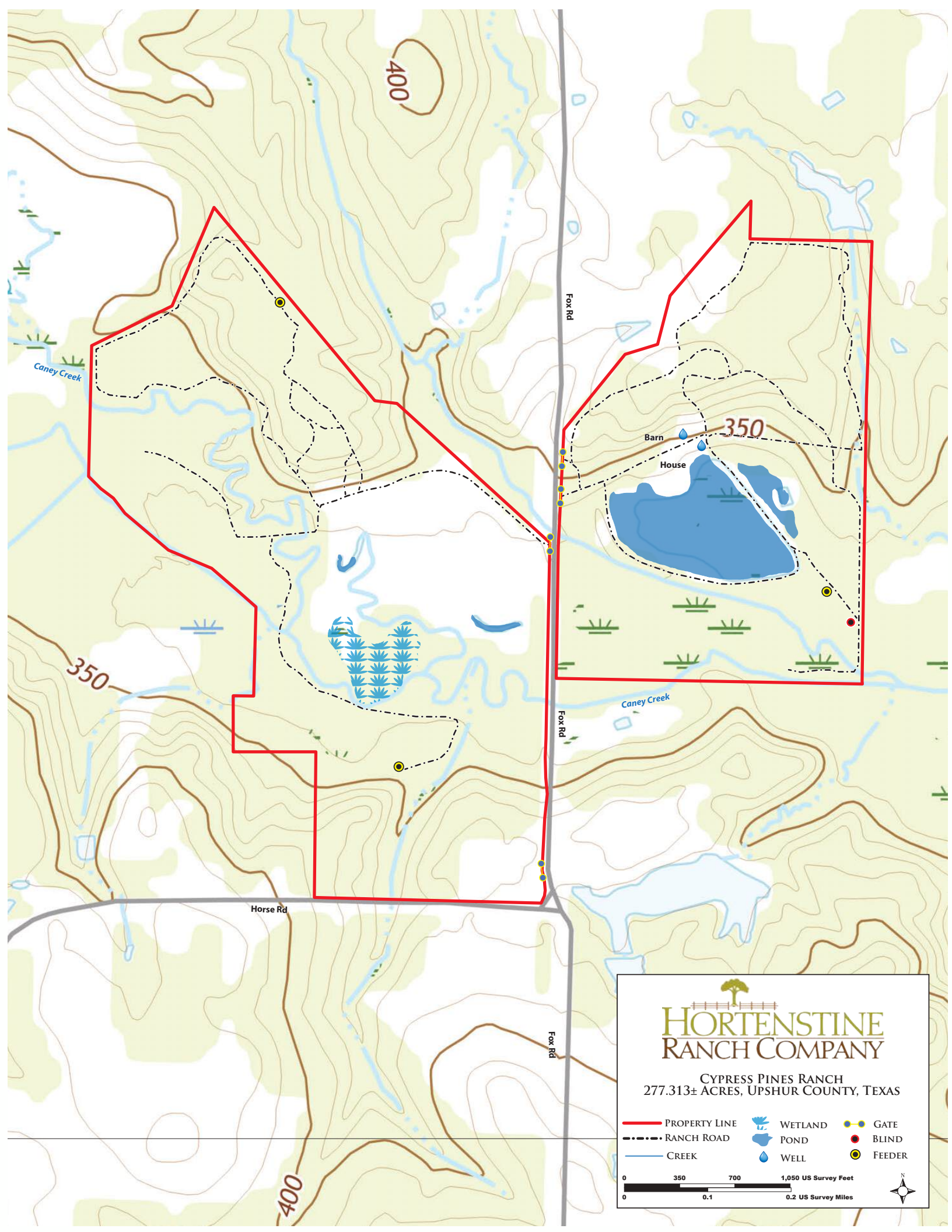
  
**HORTENSTINE**  
RANCH COMPANY

CYPRESS PINES RANCH  
277.313± ACRES, UPSHUR COUNTY, TEXAS

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|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|  PROPERTY LINE |  WETLAND |  GATE   |
|  RANCH ROAD    |  POND    |  BLIND  |
|  CREEK         |  WELL    |  FEEDER |

0 350 700 1,050 US Survey Feet  
0 0.1 0.2 US Survey Miles





  
**HORTENSTINE**  
**RANCH COMPANY**

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