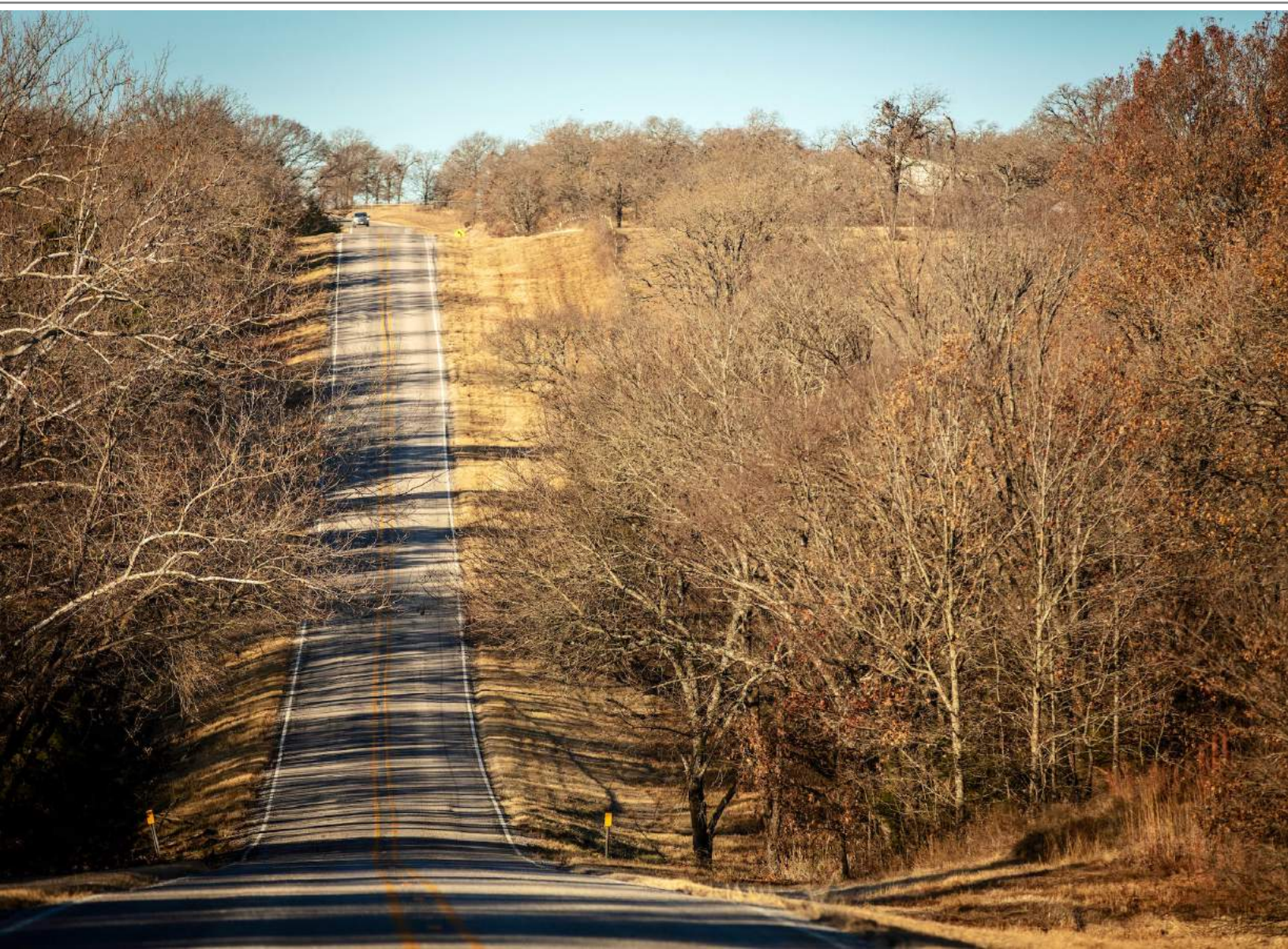


PUMPJACK RANCH

618± ACRES

COOKE COUNTY, TEXAS

\$1,761,300



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

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PROPERTY OVERVIEW: Pumpjack Ranch is a 618+/- acre high fenced recreational ranch located in Cooke County northeast of Gainesville, TX. Features include both sides of impressive Hickory Creek with nice stretches of water, significant topography, mature hardwoods, prime wildlife habitat and trophy whitetail deer. Oil & gas production is abundant with 52 active and inactive pumpjacks. While this may be perceived as a negative, the all-weather interior road system is a positive and the price is significantly below

market. This is a unique opportunity to own an exceptional hunting property in a highly desirable area.

LOCATION: Prime location within 80 miles of the Dallas/Fort Worth metroplex and 15+/- miles northeast of downtown Gainesville. From Interstate 35 & Highway 82, go east on Hwy 82 for 4 miles, then turn left (north) on FM 371 and go 5 miles before turning right on FM 2383. Go 1.46 miles on FM 2383 until entrance will be on your left.

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ROAD FRONTAGE & INTERIOR ROADS: Paved road frontage on FM 371 (0.34+/- miles) and FM 2383 (0.52+/- miles) with multiple entry points. A roadway easement provides good access and several miles of all-weather interior roads. Numerous ranch roads provide access to more remote areas and there is a road around most of the perimeter allowing for fence maintenance and inspection.

TERRAIN: Elevations range from ~670 feet to ~830 feet above sea level with a total elevation change of approximately 160 feet. Six (6) seasonal drainages run through the property and all flow into Hickory Creek. Upland areas are a good mix of hardwoods and native grasses with some rocky outcroppings and productive sandy loam soils.

WATER FEATURES: Hickory Creek is a major creek that runs through the middle of the ranch for approximately $\frac{3}{4}$ of a mile with nice pools of water that never go dry. In addition to the creek, there is one stock tank that is 1.3+/- surface acres and stocked with largemouth bass, crappie and catfish. In the winter months, migrating waterfowl use the stock tank and creek for feeding and loafing.

VEGETATION: Approximately 80% of the property is wooded with a strong collection of mature post oak, red oak, blackjack oak, plum, pecan trees, sycamore, hickory, walnut, elm, cottonwood, and other trees common to this area. Brush and beneficial browse for wildlife include greenbrier, blackberries, redbud, sand plum and other native species. The diversity of vegetation, density of cover, reliable water sources, and natural travel corridors created by the landscape all combine to provide top-tier wildlife habitat. The remaining 20% of the property consists of open to semi-open grasslands dominated by strong bluestem grasses with scattered trees. Grasses are in excellent condition and there has not been any livestock on the property in years.

FENCING: Property is game fenced with the exception of the northern boundary. Approximately 9000 feet of new game fence needs to be built and will be negotiated between buyer and seller. Pumpjack Ranch is the southern-most portion of a larger 1500+/- acre game fenced ranch. The remaining acreage is also for sale. Please see "Additional Acreage Available" section below.



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WILDLIFE: The array of wildlife on the ranch is vast with primary emphasis on the superior whitetail genetics and high caliber trophy bucks. Several breeder bucks were brought in years ago resulting in an impressive deer herd. Property is in the Managed Lands Deer Program through the Texas Parks & Wildlife Department with permits being issued annually based on spotlight deer surveys. Buck: Doe ratio is believed to be 2 bucks: 1 doe and age structure is good with a lot of mature bucks. Bucks in the 180-190 B&C class have been harvested in recent years. The largest buck harvested was in 2018 which scored 232 B&C. There are also Rio Grande turkey, ducks, bobcats, coyotes, mountain lions, owls, hawks, dove, bats, bald eagles, woodpeckers, falcons and over 315 different vertebrate species.

BLINDS/ FEEDERS/ FOOD PLOT/ DEER PENS: There are three (3) 2000# free choice Outback protein feeders, three (3) 1000# Outback corn feeders and one (1) Texas Hunter deer blind. All will be included with the sale. Breeding pens and soft release pens are in place, but are not currently being utilized. Some brush and minor maintenance may be necessary to make pens fully functional. There is also one wildlife food plot that is 1.6+/- acres in size. It is typically planted in the fall for deer hunting.

STRUCTURAL IMPROVEMENTS & 10 ACRE LEASE: The structural improvements on the ranch are limited to a 10 acre 'yard' and under lease by the O&G operator. There is an office building, a shop with living facilities, an equipment barn and more. The lease renews annually and can be canceled by 90-day written notice by the lessee.



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AIRPORTS: Dallas/Fort Worth International Airport (DFW) is located 70+/- miles south of the property. Gainesville Municipal Airport (GLE) is only 19+/- miles southeast of the property and due west of Gainesville. This public airport averages 67+/- aircrafts per day with two (2) runways measuring 6000' X 100' and 4307' X 75'.

MINERALS: Surface only. Current surface owner does not own any of the mineral estate. Oil and gas production is owned and operated by Sydri Energy Group.

EASEMENTS/ OUT PARCELS: Numerous electric and pipeline easements traverse the ranch above and below ground. There is a 3-acre interior parcel owned by Atlantic Richfield Company and a 1+/- acre parcel owned by Brazos Electric Power Cooperative, Inc. These parcels are directly related to the oil and gas production.

ELECTRICITY: Pentex Energy is the primary electric provider for this area. Brazos Electric built a private grid for the Walnut Bend Unit on the property which is utilized by the oil and gas operator. There are no provisions for the surface owner to tap into this private grid.

GROUND WATER: Water wells are common in this area and ground water is good. Most wells in area are believed to be 800-1000 feet and in the Trinity Aquifer.

SCHOOL DISTRICT: Callisburg School District.



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PROPERTY TAXES: Property is ag exempt through wildlife management. Property taxes for 2024 were estimated to be approximately \$4500. The oil and gas operator, Sydri Energy Group, reimburses the landowner for \$3800+/- annually for the 10 acre yard they lease.

ADDITIONAL ACREAGE AVAILABLE: An 868-acre property is located immediately north of the subject property and is available for purchase. It is realistically priced at \$8,463,000 (\$9750 per acre) and the same owner is in possession of this property. It is a prime high fenced, recreational ranch with little oil and gas production. More details can be found by clicking on the following link: [Walnut Ridge Ranch](#).

PRICE: Aggressively priced at \$2,850 per acre (\$1,761,300). Asking price is below market due to the oil and gas production.

COOPERATING BROKER & COMMISSION DISCLOSURE:

Buyer's Agent/Broker must be identified upon first contact, and participation in real estate commission requires presence at the initial property tour. Commission splits at the discretion of Hortenstine Ranch Company, LLC.

CONTACT:

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Blake Hortenstine- Broker/Partner

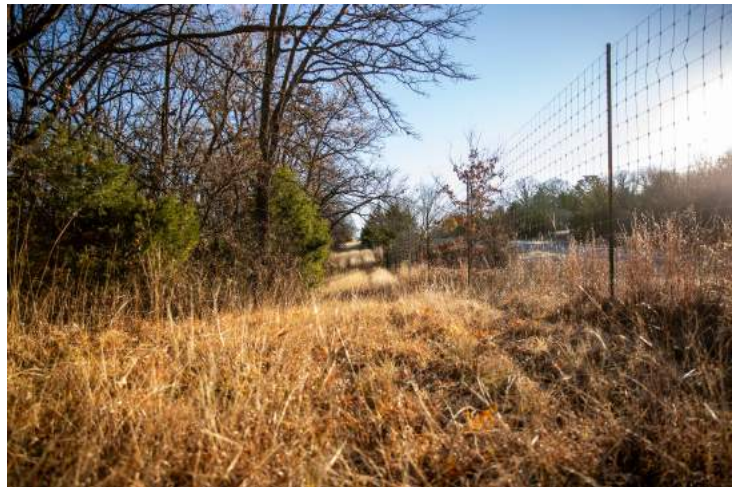
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Chris Wengierski- Agent

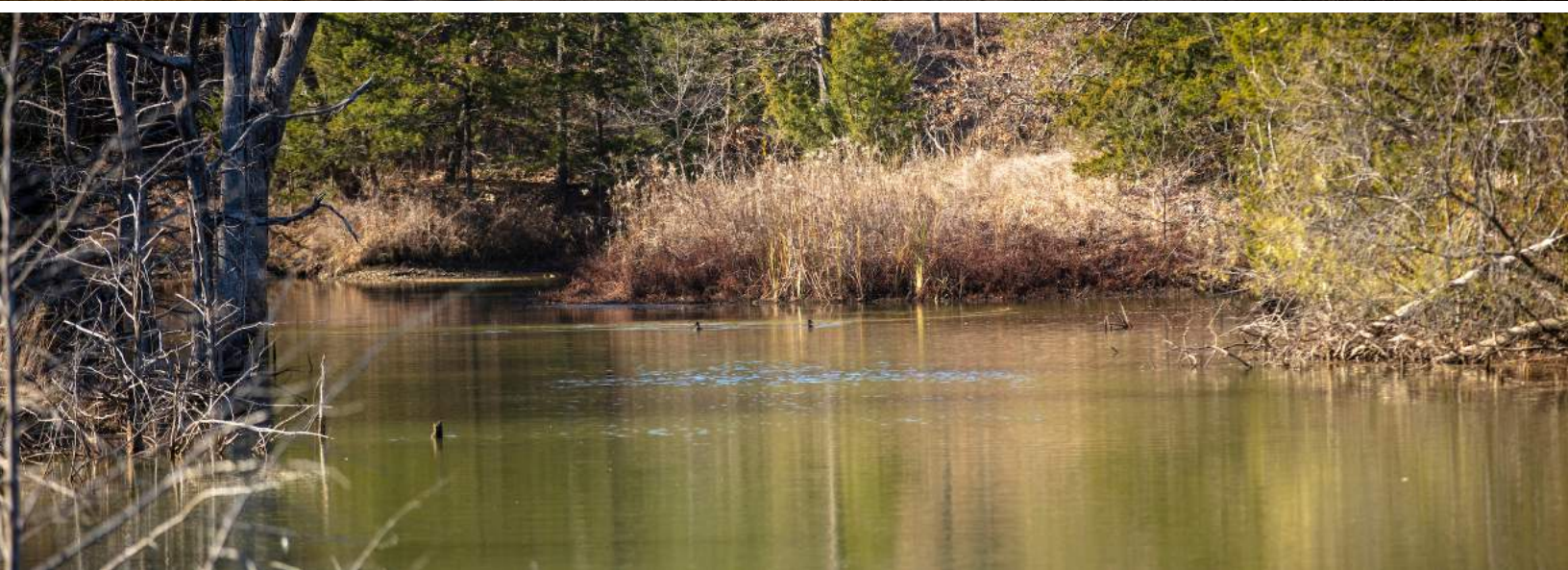
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