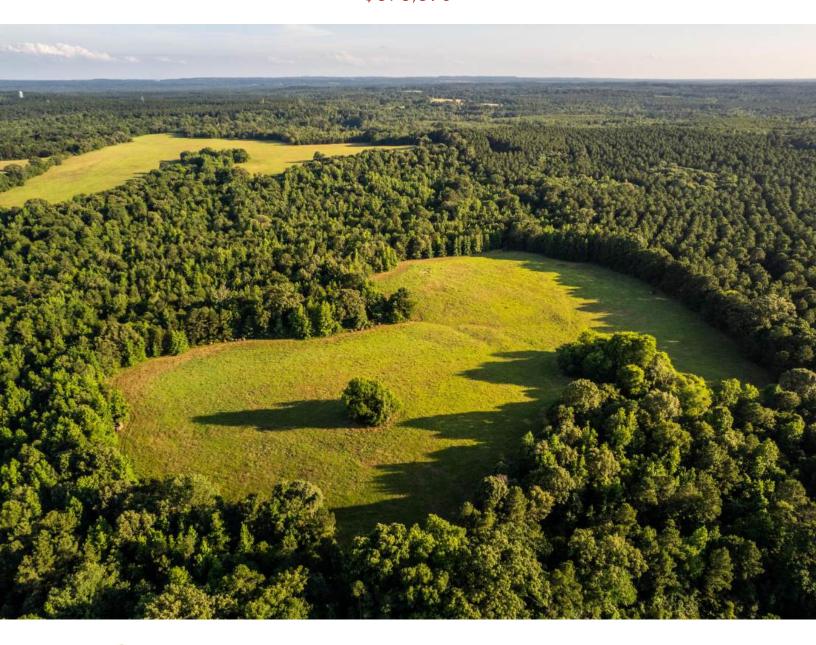
SPRING MEADOWS RANCH 151.45± ACRES

MARION COUNTY, TEXAS \$696,670





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

SPRING MEADOWS RANCH

MARION COUNTY, TEXAS | 151.45± ACRES



OVERVIEW: Spring Meadows Ranch is a picturesque 151± acre combination property located in a highly desirable area of southern Marion County. The land features rolling pastures, scattered native timber, a spring-fed creek, a pond, and an ideal balance of ranching and recreational appeal. With fertile soil and abundant water sources, the property is well-suited for cattle operations or hay production and offers numerous potential homesites for future development. Surrounded by similar properties and

conveniently close to town, Spring Meadows Ranch presents a unique opportunity for a private yet accessible homestead.

LOCATION: The ranch is situated approximately 5.5 miles west of Harleton, Texas, with road frontage along Beaty Road, ensuring all-weather access. It lies just 4.3 miles south of Lake O' The Pines, 12.5 miles from Jefferson, 16 miles from Marshall, and only 155 miles east of Dallas.

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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IMPROVEMENTS: Currently, the property has no significant structural improvements, aside from an older hay pole barn set on a concrete slab. The pastures have been sprigged with Coastal Bermuda and have been used for hay production over several years. Most of the property is fenced, with some older cross-fencing on a portion of the pastures. Overall, this is a clean slate, ready for a new owner's vision to come in and make it their own.

TREES, GRASS, AND FORBS: The ranch's fertile, sandy loam soils foster Coastal Bermuda pastures which are dominate to native grasses on the property. Tree cover consists of scattered hardwoods and pine including a variety of oaks, elm, black gum, hickory, sycamore, persimmon, birch, and some pine. Native forbs and browse are also plentiful along the wood lines and creek and provide ample habitat for wildlife.

WATER: The property features a 0.25+/- ac pond perfectly suited for cattle and/or wildlife. There is a nice, crystal-clear spring-fed creek running through the middle of the property offering year-round water as well.

TOPOGRAPHY: eautiful rolling to sloped terrain spans the property with over 120 feet of elevation change providing several scenic views, while the timber maintains privacy from most any direction. The majority of the pastures are all well drained and can easily be traversed providing plenty of opportunity for hay production. Such diversity offers the landowner countless options for potential building locations for an additional home site and endless recreational







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WILDLIFE AND FISHERIES: This property has not been hunted in recent years, however there is an abundance of deer in this part of Marion County that frequent the property and plenty of other wildlife species including waterfowl for recreational enjoyment.

LIVESTOCK/HAY PRODUCTION: There are two beautiful hay meadows on the property. Approximately 62+/- acres have been sprigged with Coastal Bermuda and is currently in hay production. The property will likely support 20-30 AU's, depending on grazing and pasture management practices.

MINERALS: Surface only.

EASEMENTS: There is one natural gas line easement running across the far SE corner of the tract.

UTILITIES: UREC Electricity runs along the southeastern boundary of the tract, providing a future homesite with power.

PROPERTY TAXES: 2024 Taxes were \$248.32. The entire property has an Ag Exemption

SCHOOLS: Jefferson ISD

PRICE: \$696,670 (\$4,600/ACRE)

CONTACT:

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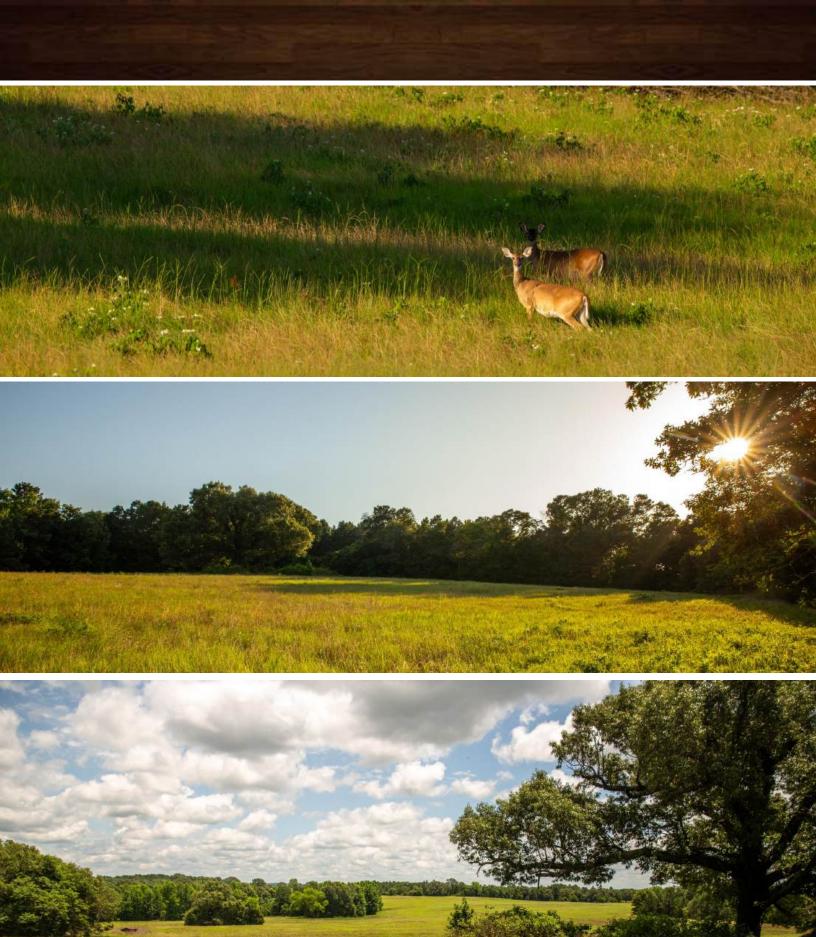
Stephen Schwartz- Agent

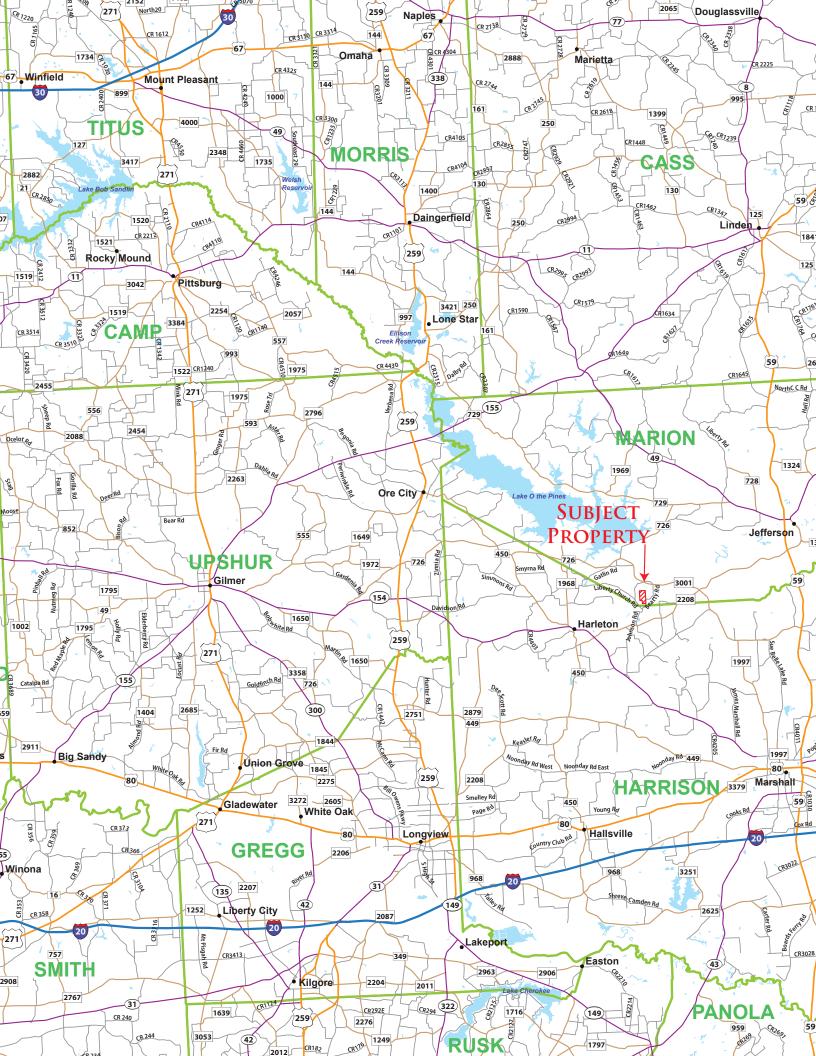
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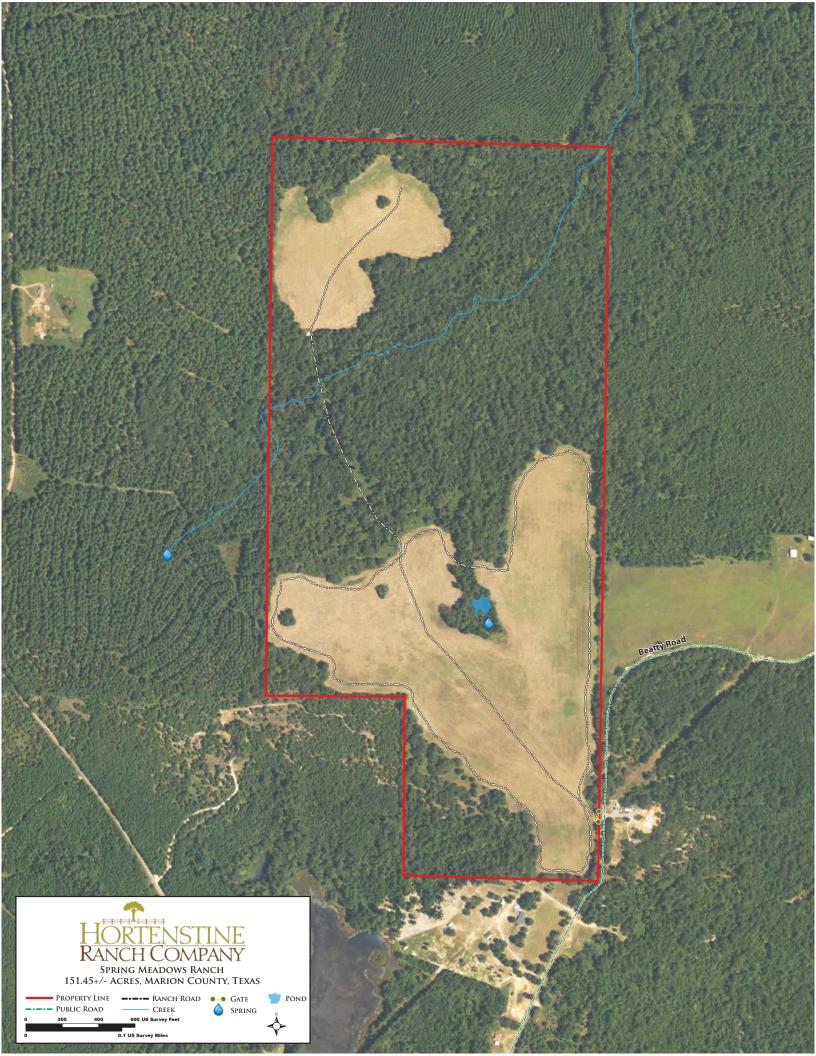


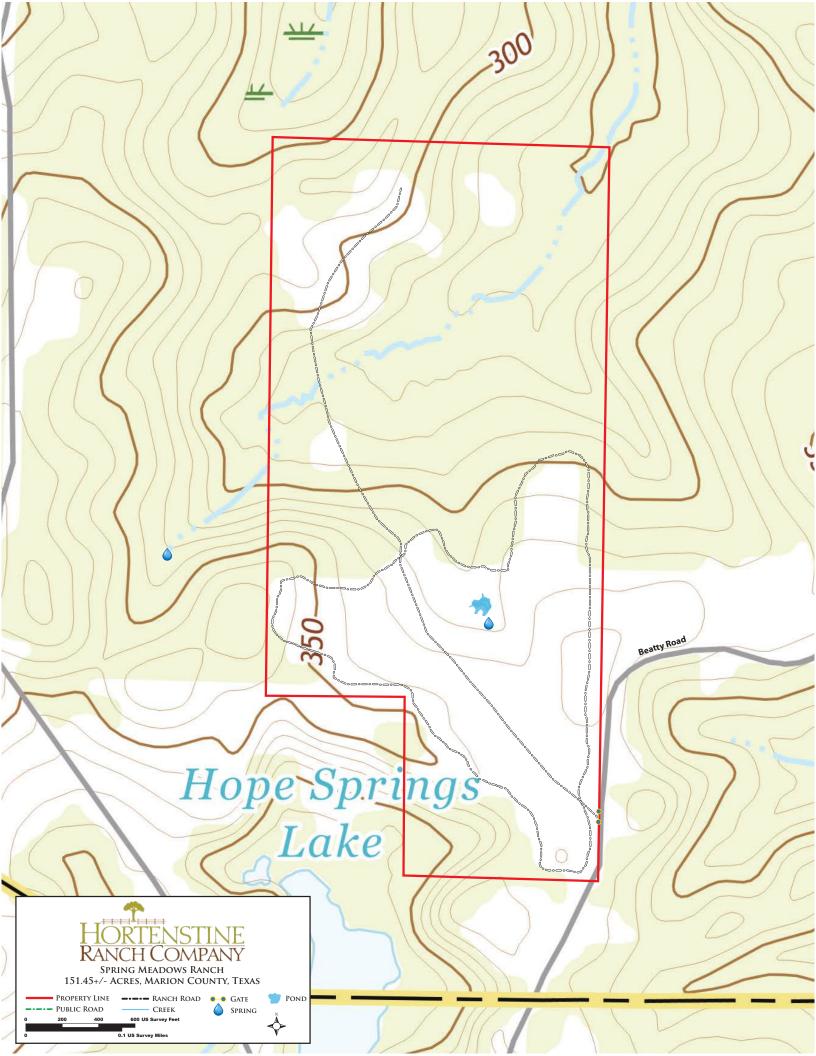
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