

MONT HALL FARM
41.75± ACRES
HARRISON COUNTY, TEXAS
\$674,680



(214) 361-9191
www.hrcranch.com

MONT HALL FARM

HARRISON COUNTY, TEXAS | 41.75± ACRES



LOCATION: Mont Hall Farm is located in the 1000 block of Mont Hall Rd., Hallsville, TX. The property lies 142 miles from Dallas, TX, approximately 3.5 miles north of Hallsville, 6.8 miles east of Longview, and 15 miles from Marshall. The property is a short 50-minute drive to Shreveport, LA.

OVERVIEW: Mont Hall Farm is a versatile 41+/- acre property located just off of Mont Hall Road, equidistant from both Hallsville and Longview in Harrison County. The

property exhibits a solid combination of timberland, open pasture, and recreational features. The centerpiece of the ranch is the spring-fed 3+/- acre pond. Other notable features include rolling terrain, diverse timber stands, numerous trails, and reliable water sources. Timber stands feature both native pines and desirable hardwoods. Land stewardship for the future landowner may lend well to a primary residence, recreation, hunting and fishing.

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IMPROVEMENTS: There are no structural improvements on this property, making it a clean slate for a new owner. Over 1.2 miles of ATV/UTV trails provide access to all corners of the tract.

TIMBER, GRASSES, AND FORBS: This property provides an abundance of diversity for a new owner to enjoy for many years to come. Approximately 16+/- acres of the property consists of native and improved pasture, and the balance lies in mixed timber stands featuring native pine, red oak and white oak varieties, persimmon, elm, both sweet gum and black gum, hickory, and some cedar. The dense tree coverage also enhances recreational opportunities and provides privacy, contributing to the property's overall visual appeal. The hardwoods and drainages provide contiguous travel corridors for deer and other wildlife. Among the timber stands you'll find abundant forbs for wildlife with diverse habitat across the property. With a little work, the new owner could create several new hunting sets and food plots to further enhance the huntability of the property.

WATER: In the eastern portion of the property there are multiple springs that occur and feed the ~3+/- acre pond. The pond is clean and fishable from nearly all sides. The property sits well within the Carrizo Wilcox aquifer, so a water well is certainly a possibility if desired.

TOPOGRAPHY: The terrain of this property features rolling topography with a very small amount of floodplain along the westernmost boundary, providing convenient access via a county-maintained road. This provides the landowner with practical functionality and allows access across the property. Elevation changes approximately 80 feet with the highest elevation on the property being just above 380 ASL, gently sloping down to just below 300 ASL on the western side of the property.



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WILDLIFE: The property has been hunted conservatively over the last several decades. The property has a notable population of wildlife including white-tail deer, hogs and varmints. This region of Harrison County is respected for its abundant whitetail deer population. The high-quality water sources and abundant successional vegetation provide ideal habitat for deer and other wildlife. There are several areas that could easily be turned into food plots by the new ownership if desired.

EASEMENTS: One electrical easement runs across the north side of the property.

UTILITIES: Upshur Rural Electric Co-op provides electricity to the north side of the property.

MINERALS: Ask broker for details.

PROPERTY TAXES: Taxes were approx. \$300 for 2024. The property currently has an Ag exemption in place.

SCHOOLS: Hallsville ISD

PRICE: \$674,680 (\$16,160/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.

CONTACT:

Hortenstine Ranch Company, LLC (Broker)

12740 Hillcrest Road, Suite 230

Dallas, TX 75230

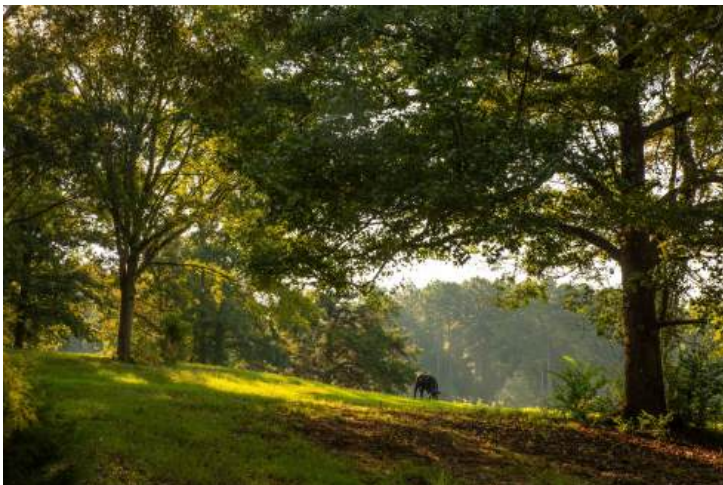
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RANCH COMPANY
MONT HALL FARM

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— PROPERTY LINE



GATE

- - - RANCH ROAD

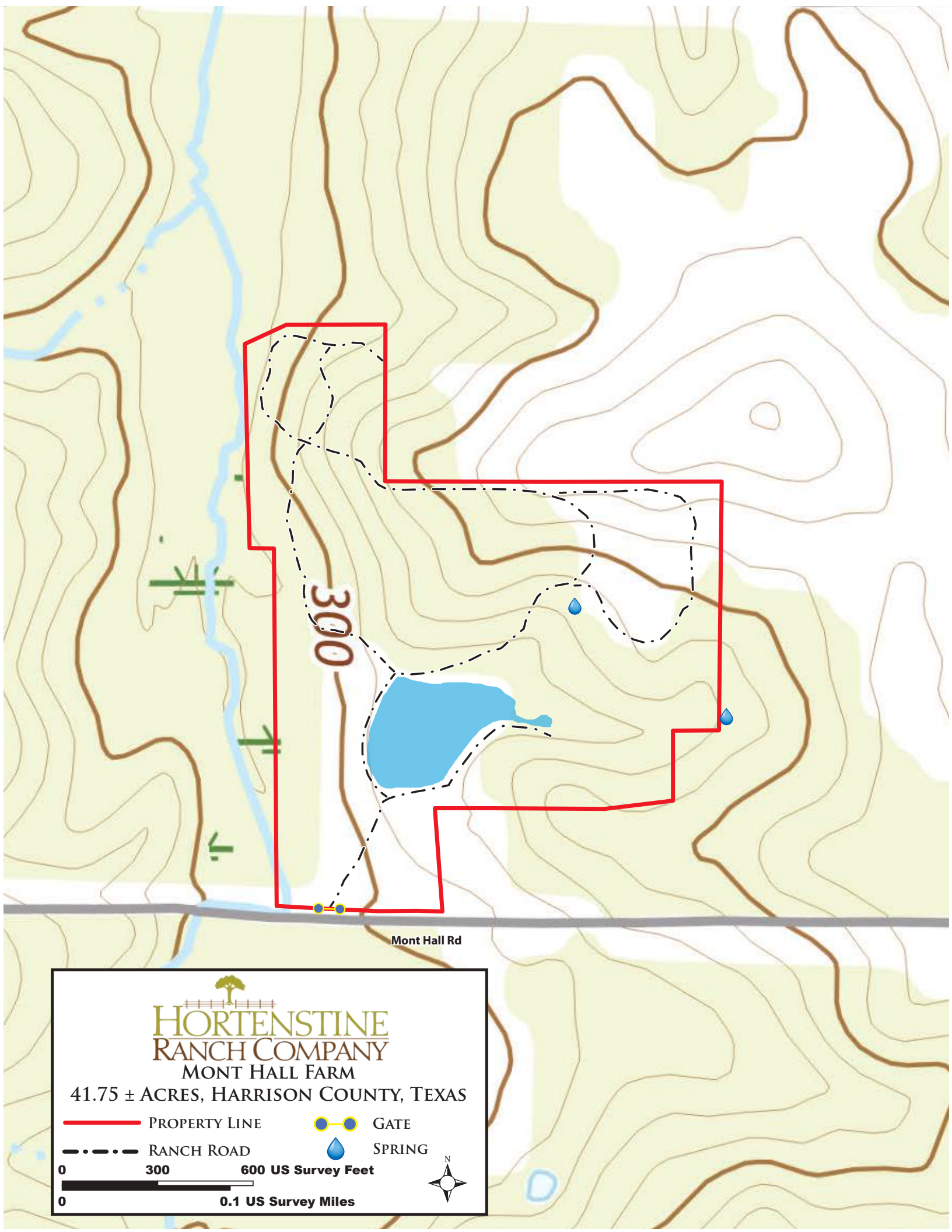


SPRING

0 300 600 US Survey Feet

0 0.1 US Survey Miles





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