

TYJ & CYPRESS PINES RANCH

759.72± ACRES

UPSHUR COUNTY, TEXAS

\$5,844,771



(214) 361-9191
www.hrcranch.com

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PROPERTY DESCRIPTION: TYJ and Cypress Pines Ranch present a versatile offering in Gilmer, Texas, just two hours east of Dallas. An outdoorsman's paradise, this property is ideal for cattle grazing, hunting, fishing, weekend country escapes from the city, or a place to make your permanent residence.

Situated on a quiet county road, the ranches feature all-weather rock entrance roads leading to two well-appointed residences: a 3,500 sq. ft. one-bedroom, one-bath barndominium with ample shop space and a 1,223 sq. ft. two-bedroom, two-bath cabin that sleeps eight. The barndominium's front porch overlooks a pond and large food plot, while the cabin's back porch looks out over the

main lake—both perfect settings to enjoy your morning coffee while watching deer, waterfowl, and other wildlife.

The land offers a well-balanced mix of improved and native pastures, spring-fed creeks lined with giant hardwoods, mature timber stands, planted pine trees, and abundant water resources. Rolling topography provides stunning views, multiple building sites, and excellent opportunities for wildlife habitat development, land stewardship, and year-round recreation. An extensive trail system winds through the ranch, perfect for hiking or UTV exploration.

TYJ and Cypress Pines combine productivity, natural beauty, and recreation in one remarkable East Texas destination.

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: The ranch is located in northwest Upshur County, between Gilmer and Winnsboro, Texas. It lies 18 miles southeast of Winnsboro and 13 miles from Gilmer, just east of the Wood County line—and within a desirable two-hour drive of Dallas. The property offers one mile of paved frontage along Giraffe Road, over a half mile along Fox Road, and a third of a mile along Horse Road. It is also only 8.6 miles from the public boat ramp at Lake Gilmer.

TERRAIN: TYJ and Cypress Pines Ranches are defined by rolling topography, with ridges on both the north and south ends of the properties and the Caney Creek Valley running between them. Elevations range from 330 to 430 feet above sea level, with well-drained terrain throughout. Portions of the land along Caney Creek lie within the FEMA floodplain.

The landscape is a diverse mix of open pastures, mature hardwoods, and timbered areas. Improved pastures provide excellent grazing opportunities, complemented by mature tree cover and bottomland pastures along Caney Creek. Well-maintained trails offer reliable access across the property, supporting activities such as cattle grazing, hunting, hay production, and trail riding. Hilltops add further diversity with both native and planted pine, bottomland timber stands along Caney Creek and its tributaries, and excellent habitat for wildlife.

SOILS: The ranch features predominantly sandy loam soils, with portions classified as Lilbert and Bowie loamy fine sand. The wooded drainages consist of Cuthbert fine sandy loam, while the creek bottoms lie in mostly Mattex and Lulus fine sandy loam. With proper lime and fertilizer applications, productivity can be maximized based on soil tests. Without amendments, the native soils do well for growing pine timber, Bermuda grass, and food plots alike.



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WATER & FISHERIES: The ranch offers an impressive array of water features, including seven ponds ranging from 0.14 to 0.77 acres, a 2.12± acre lake, and two larger lakes: a 15± acre lake and a 13± acre lake, both stocked with bass, bluegill, and other fish species.

The 15-acre lake is scenic and ideal for bass fishing, with deep water, standing timber for structure, and shallow flats for spring spawning.

The 13-acre lake, located near the home, is equally scenic and serves as a true “bass factory.” Its abundant habitat supports baitfish and fingerlings, making it highly productive. This lake also contains a 0.25± acre island in its upper portion, which provides wildlife habitat, nesting areas for waterfowl, and a fun destination for kids to explore, camp, and enjoy the outdoors. On the east side of the lake lies a 2± acre wetland specifically designed for waterfowl, complete with wood duck nesting boxes that highlight the property’s focus on wildlife stewardship.

In addition to the larger lakes, six strategically placed stock ponds and one smaller lake provide additional dependable water sources for cattle, livestock, and wildlife.

Caney Creek runs through the property for about 2.6 miles. Fed by natural springs and seasonal creeks, it forms sloughs and shallow wetlands that attract waterfowl in the fall and winter. These areas also offer strong potential for enhancement through water management and habitat improvements.



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WILDLIFE: The ranch features a diverse habitat with managed and native hardwood stands, including red and white oaks, pecan, sycamore, black gum, hickory, dogwood, pine, cedar, black walnut, and persimmon, with willow, water oak, and river birch along riparian areas. Native and improved pastures create additional wildlife habitat.

Lightly hunted by the family, the property maintains excellent wildlife densities. Stock ponds and lakes attract abundant waterfowl, offering outstanding duck hunting. Several areas along Caney Creek, particularly the west-side bottomland pastures, are ideal for wetland development to further enhance waterfowl habitat.

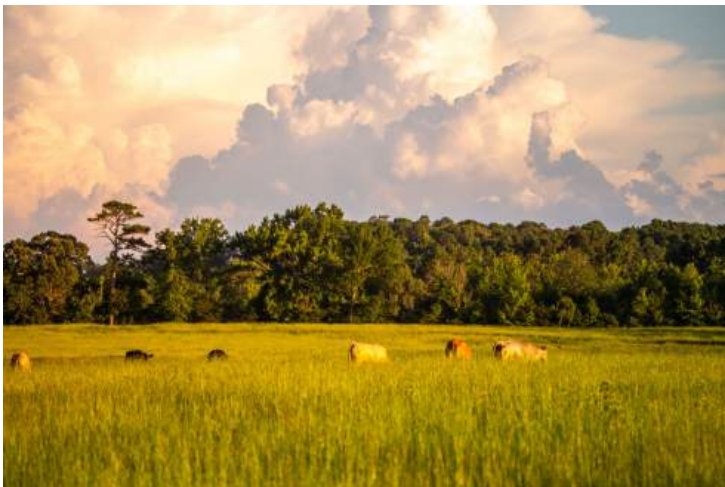
The ranch supports a thriving native deer population, with scattered oak motts providing natural transitions between feeding and bedding areas. Abundant mast-producing trees and native forbs hold deer year-round. Other wildlife includes hogs, coyotes, varmints, migratory ducks, geese, and doves, providing diverse hunting opportunities.



FOOD PLOTS: Several areas on the ranch have been prepped for wildlife food plots. These plots are strategically placed for deer hunting and easy access. Several additional areas on the ranch can be easily converted into warm- and cool-season wildlife food plots with minimal effort. These plots would require plowing, planting, and possibly fencing to protect crops from overgrazing. These areas would be prime for both warm and cool season plots, with sandy loam soils that support productive planting.

CATTLE: The grazing rights are currently leased to a neighboring landowner with a similar-sized property and additional adjacent grazing land. Although no hay production is currently underway, the potential exists. The grazing tenant estimates the land can support approximately 60 animal units under normal conditions.

PASTURES: The ranch includes ~8 pastures with a mix of coastal Bermuda and native grasses. The landscape blends improved pastures with meandering openings among native hardwoods, creeks, and uplands.



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FENCES AND PENS: The perimeter fencing is in good condition, while interior fencing is in fair to good condition. There are working pens located in the north and south-central portions of the ranch. Two pens are in use, while one requires maintenance.

ACCESS: The ranch is easily accessible via paved county road, with an extensive internal road and trail system. Approx. 5.4 miles of maintained trails provide UTV access across the entire ranch.

MAIN HOME: A 1,223 sq. ft. home, built in 2017, overlooks the 13+ acre lake. It features two bedrooms, two bathrooms, two lofts with double bunk beds, a kitchen, and a spacious living area—ideal as a weekend retreat or primary residence. With room to sleep eight, it offers plenty of space for kids or grandkids. A large covered back porch provides views of the lake and surrounding landscape, perfect for evening relaxation while watching bass chase dragonflies and waterfowl come and go.

BARNDOMINIUM: A 50x70-foot, 3,500 sq. ft. barndo, constructed in 2020, sits between two scenic ponds. It includes one bathroom, one bedroom, a kitchen, and a living area, making it an ideal future guest home.

BARN: The property includes a 20'x20' equipment barn, a second equipment barn, a 12'x20' lean-to, and a commodity barn. They provide ample storage for boats, ATVs, hunting blinds, tools, tractors, and other equipment.

EASEMENTS: The ranch has one gas line easement and an electrical easement supplying power to the barndominium. There is also a small electric easement supplying power to the cabin and improvements on the west side as well.

UTILITIES:

Water- Sharon Water Supply with a water line along Giraffe Road and meters available. Three wells are located onsite.

Groundwater- The Corrizo-Wilcox aquifer

Electricity- Upshur Rural Electric Cooperative

ETEX- Provides WiFi to the main house.



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MINERALS: The owner does not believe they own any mineral rights and will not reserve any minerals in the sale. To our knowledge, there are no O&G leases or active production on the property.

TAXES: The property carries both agricultural and timber tax exemptions with a timber plan. 2024 property taxes were ~\$6,405.92.

SCHOOL DISTRICT: The property is located within both the Harmony School District and the Union Hill School District.

PRICE: \$ 5,844,771 (\$7,693.32 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.

Stephen Schwartz- Agent

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

Cash McWhorter- Broker/Partner

(469) 222-4076 mobile
cash@hrcranch.com



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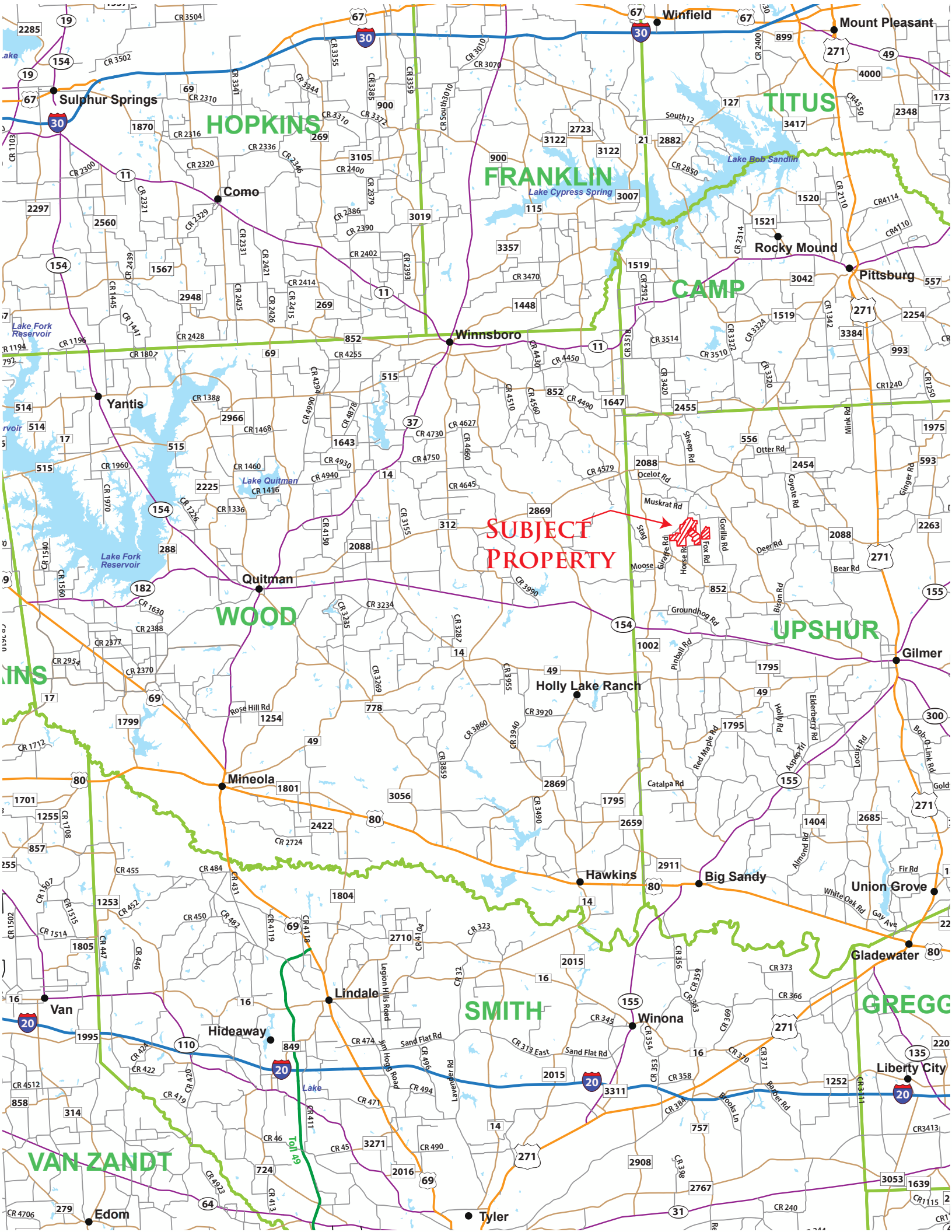


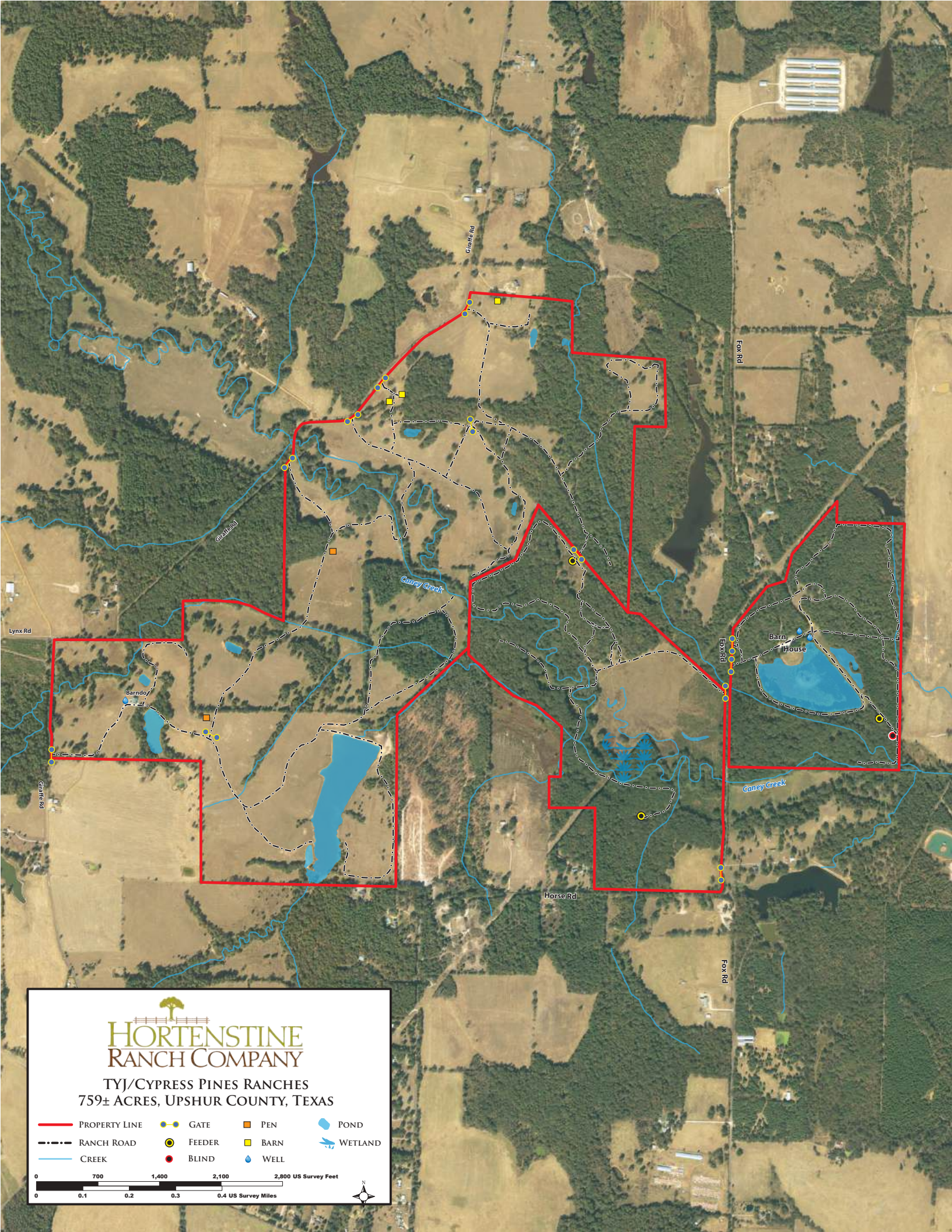
MAIN HOUSE



BARNDOMINIUM







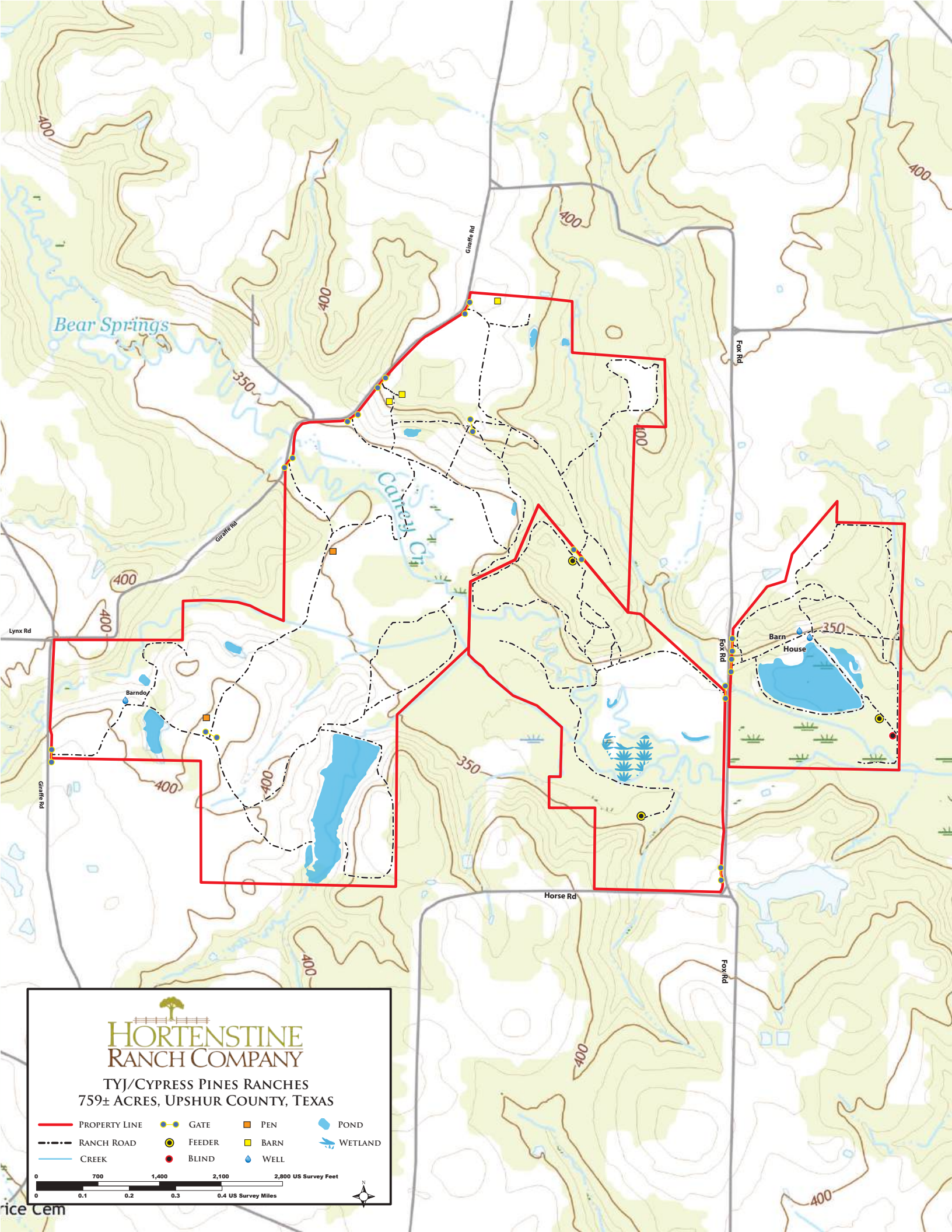
HORTENSTINE
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|------------------|----------|--------|-----------|
| — PROPERTY LINE | ● GATE | ■ PEN | ● POND |
| - - - RANCH ROAD | ● FEEDER | ■ BARN | ● WETLAND |
| — CREEK | ● BLIND | ● WELL | |

0 700 1,400 2,100 2,800 US Survey Feet
0 0.1 0.2 0.3 0.4 US Survey Miles





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