# LAZY LAKE RANCH 153± ACRES VAN ZANDT COUNTY, TEXAS \$1,200,000





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



**OVERVIEW:** Lazy Lake Ranch is a prestigious, turn-key fishing, hunting & recreational ranch located within a short drive from Dallas. The ranch is very secluded, being located at the dead-end of County Road 1223. Lazy Lake has an impressive history of fishery management and boasts over 6 bodies of water. The highlights of the surface water include a 10.6+/- acre lake and a 26+/- acre lake. With abundant surface water, a recently remodeled home, finely manicured putting greens/tee-boxes and gorgeous meadows, Lazy Lake offers a wide array of opportunities to create a legacy ranch to be enjoyed by family and friends for years to come. The ranch amenities, location and proximity to Dallas make Lazy Lake Ranch an outstanding acquisition opportunity that does not come around very often.

**LOCATION** The Lazy Lake Ranch is 68 miles east of Dallas, 8 miles northeast of Canton and less than 5 miles from Grand Saline in a desirable area. The address is VZ CR 1223, Grand Saline, TX 75140.

**DIRECTIONS:** From Dallas, take I-20 E to FM 17 (just east of Canton, TX). Go 5 miles on FM 17 until County Road 1222. Go right on County Road 1222 and travel approximately 1 mile before turning left at the 'T' intersection. Continue on this county road and cross a bridge and continue straight on County Road 1223 which dead ends into the ranch.



**WATER:** There is a good water well for household use and running water to the Horse Barn and Shop. A total of six bodies of water are located on the property and include 2 stock ponds, 1 brood pond, 1 deep pond (believed to be ~20-25 feet deep), a 10.6+/- acre lake and a 26+/- acre lake.

**10.6+/- ACRE LAKE:** The 10.6+/- acre lake is adjacent to the house which offers wonderful aesthetics and superb bass fishing. Artificial and natural structures have been added in years past to enhance the fishery. The previous ranch owner spent approximately \$65K in fish and artificial structures. Several 8-9 lbs. bass have been caught. There is also a nice boat dock with a rope swing and stairs. An overflow pipe in the dam of the lake has been recently added. The drainage the lake is on carries a tremendous amount of water and there are believed to eb springs up above. The lake does slightly fluctuate during dry times; however it typically stays at a near constant level.

**26+/- ACRE LAKE:** The 26+/- acre lake is shared with a few neighbors who have residences across the lake. There is a Restrictive Covenant Agreement for homeowners to uphold the quality of the area. The lakefront homes are very well kept. The owner of Lazy Lake has approximately ½ of the lake frontage. The dam has been recently reconstructed and is setup nicely to support this fine body of water for years and years to come.

**WILDLIFE:** The ranch has not been hunted for whitetails in at least the last decade, but probably longer than that. The timber cover and abundant water offer a great habitat for whitetail deer and other wildlife species. There is one free choice feeder located on the pine covered hill that is covered with deer rubs.









**RESIDENCE:** The 1500+/- square foot home overlooks the 10.6+/- acre lake and has a nice back porch with scenic views. The attached garage is in great condition and offers buyers with the flexibility for additional storage space, or the option to expand the current living space. The home has 3 bedrooms and 2 baths, with one bedroom serving as a bunk room which can accommodate 6 sleepers comfortably. The home has been recently remodeled and is in great condition.

**PUTTING GREEN/TEE BOXES:** For the golf enthusiast, or simply buyers looking for quality activities to entertain guests, the putting green and tee boxes offer great fun for all ages. The putting green is right at the water's edge, and adjacent to the house and campfire area. It is nicely landscaped and very high quality. There are 6 tee boxes in strategic locations to challenge even the most skilled golfer. There are scenic shots across the lake, through the woods and each tee box is landscaped with sandstone and artificial turf.

**FENCING:** The entire property is perimeter fenced, with several pastures/meadows for running cattle. There is also a significant amount of pipe fencing and cross fencing is good. The pipe fencing makes for an impressive drive to the house.

**TOPOGRAPHY:** Topography on Lazy Lake Ranch ranges from a high point of 520' above sea level near the SW corner of the property down to a low of 420' above sea level at the 26+/- acre lake. The SW corner has great timber cover, and with selective clearing, could make for a very impressive home site in the future.

**LEASE LAND & LABOR:** There is approximately 50+/- acres south of Lazy Lake Ranch which is currently leased. The current and prior owners of Lazy Lake Ranch have had this 50+/- acres leased for several years. It is a nice spread with woods, pasture and a small fishing lake. The current owner pays \$1,800 annually. At this time, the lessor is not interested in selling.

Lazy Lake Ranch is also currently leased to a well-known local who runs a cattle operation. He helps with the upkeep of the ranch, keeping the meadows mowed and various jobs that come up from time to time. The daughter of this local gentleman also assists the Lazy Lake Ranch owners by helping clean & freshen up the house on a monthly basis. Both individuals are interested in continuing to assist if the new owner(s) so desires.





**HORSES:** Lazy Lake Ranch is setup very nicely to accommodate horses with a 10-stall horse barn. The horse barn is setup with an office, tack room, bathroom and wash bay. There are riding trails throughout the woods and beautiful meadows as well. The soils are sandy loam and perfect for horses.

**ADDITIONAL STRUCTURAL IMPROVEMENTS:** In addition to the 10-stall horse barn, there is also an approximately 3,300 SF pole barn with an enclosed shop/office. The covered barn is perfect to park various equipment, and the office/shop offers great flexibility to almost any buyer.

**MINERALS:** Current owner is not believed to own any of the mineral estate..

**TAXES:** The property is under an agricultural exemption in Van Zandt County. The approximate taxes for the ranch in 2019 were \$4,498.70 per Van Zandt County Appraisal District.

PRICE: The property is reasonably priced at \$1.2MM.

**BROKER & COMMISSION DISCLOSURE:** Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and 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:

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