

DORSEY CREEK RANCH

338.8± ACRES

TITUS COUNTY, TEXAS

\$1,084,160 (\$3200 PER ACRE)



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

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LOCATION: Dorsey Creek Ranch is located ~6.5 miles NW of Mount Pleasant, Texas, with close proximity to I-30 and Hwy 67 for convenient access. Drive in access is provided by frontage on CR 1140. The ranch is a quick one hour and forty-five-minute drive east of Dallas, Texas (~115 miles).

OVERVIEW: Dorsey Creek Ranch is a neat, well-balanced 338.8± acre combination ranch nestled in a very desirable area of north

central Titus County. The ranch consists of productive pastures, pristine hardwood timber, planted pine timber, abundant surface water and a balance of ranching and recreational attributes. Whether cattle ranching, hunting deer and waterfowl, or bass fishing, this is a quality, diverse real estate offering. The property is surrounded by large neighbors and offers a unique opportunity to purchase a productive, contiguous block of raw undeveloped land.

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: This is a raw and well-balanced property ready for a new owner to come in and customize it to their taste. The notable improvements on the property include surface water and fencing.

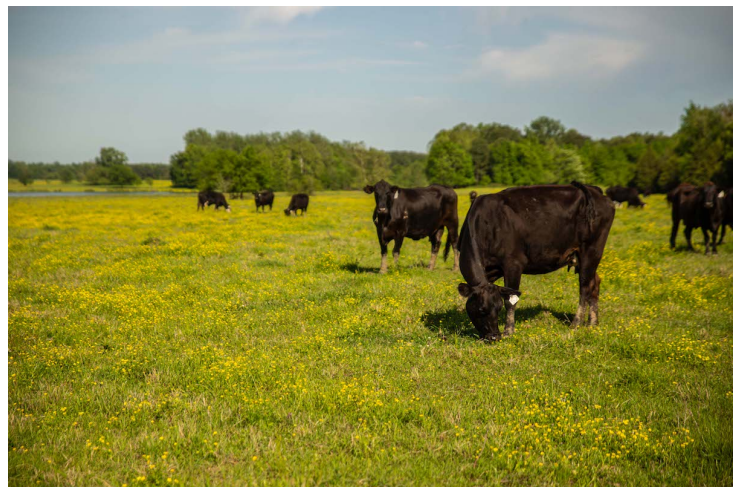
TREES, GRASS, FORBS: The ranch's fertile soils foster Coastal Bermuda pastures which are dominate to native grasses throughout the property as well as, diverse stands of hardwood and pine timber. Historically, the pastures have been utilized for grazing and hay production. Tree cover consists of ~165 acres of mixed hardwoods and Pine timber.

WATER: The ranch has an abundance of water dispersed across the ranch that includes over 15 acres of surface water including one ~12.5-acre lake, one ~2.25-acre pond and small drainage ponds. All water resources provide reliable, year – round water resources for livestock and wildlife on the property.

TOPOGRAPHY: The Dorsey Creek Ranch possesses rolling to flat terrain that drains well and is easily accessed via vehicle or ATV. There is ~30 feet of terrain change across the property.

WILDLIFE AND FISHERIES: The Seller has not permitted hunting for the last 20+ years fostering various species of wildlife. Whitetail deer, hogs and varmits are common in this part of Titus County and lend to recreational enjoyment. The presence of consistent surface water on the ranch provides waterfowl habitat for migrating ducks and geese. Fishing opportunities abound in both in the lake and larger pond located on the property.

LIVESTOCK PRODUCTION: This ranch offers over ~155 acres of improved pastures that have been previously fertilized and managed for hay production/grazing. Cross-fencing is in place and in moderate condition. All fencing currently holds cattle.



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MINERALS: Surface only

EASEMENTS: None known to Broker.

UTILITIES: Electricity located nearby, but not yet into this property.

PROPERTY TAXES: Ask Broker for details.

SCHOOLS: Mount Pleasant ISD

PRICE: **\$3,200 per acre (\$1,084,160)**

CONTACT:

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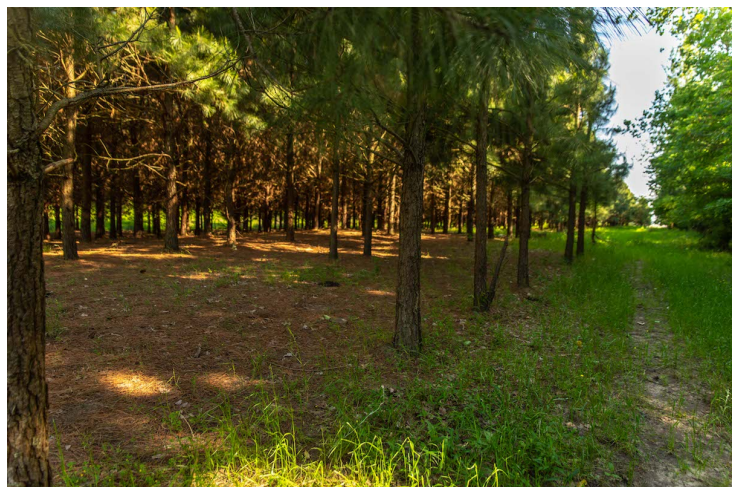
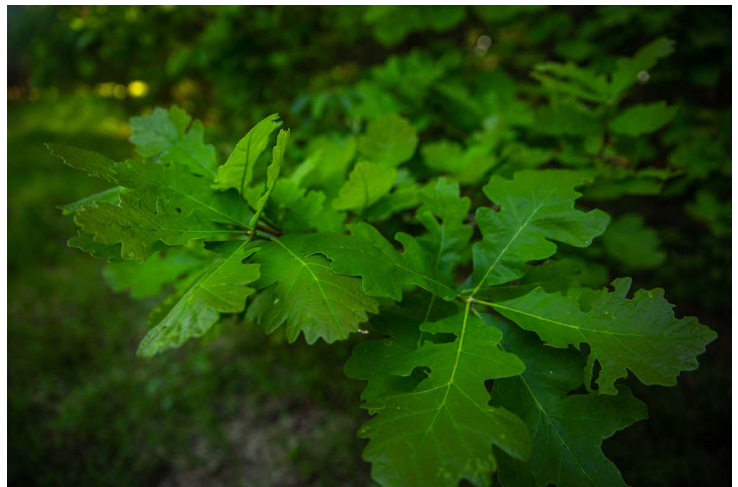
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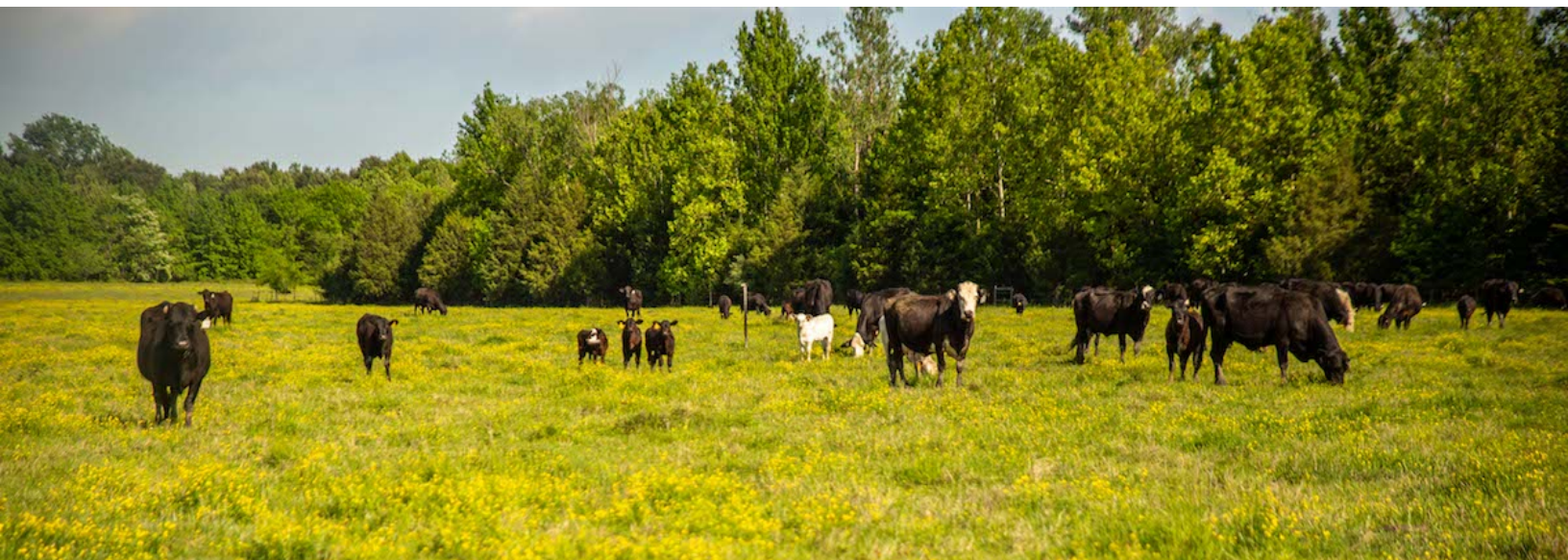
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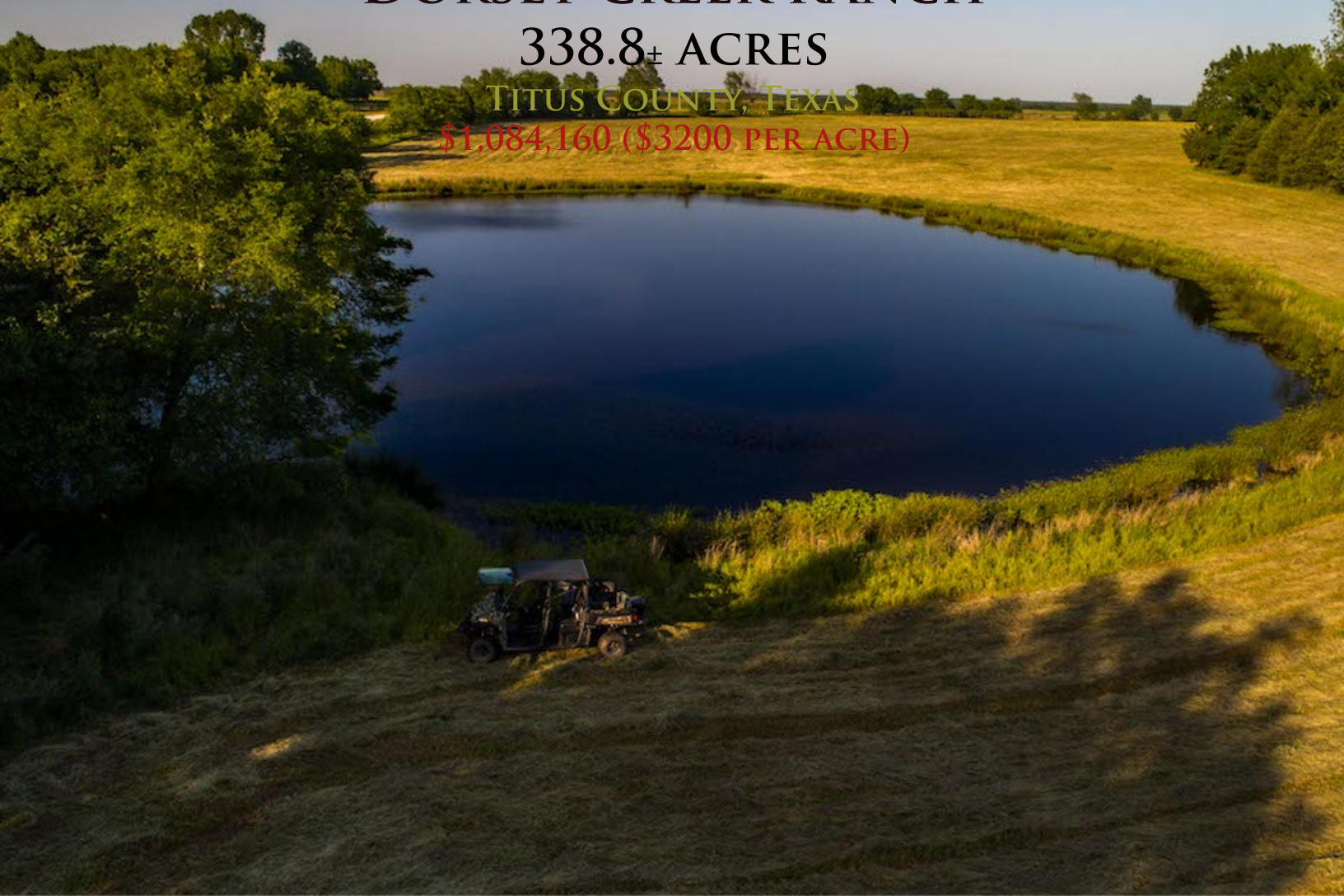


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