

THE LAKE RANCH @ HICO

783.84± ACRES

ERATH COUNTY, TEXAS




HORTENSTINE
RANCH COMPANY

(214) 361-9191
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SUMMARY: Set amongst 784+/- acres of rolling Cross Timbers region landscape, The Lake Ranch @ Hico represents the finer things in life and is in an asset class all its own. A rare opportunity to own and enjoy 100 surface acres of pristine private water, a thriving trophy bass fishery, waterfowl hunter's paradise, and personal watercraft playground. The lake is fed by over 13,000 acres of drainage along the Gilmore Creek watershed and is one of, if not the largest private lake in Erath County. Not to mention being almost 1 mile long and large enough for most any type of recreational watercraft.

Overlooking the water is an immaculate ~ 7,000 SF lake side lodge that includes a grand 2,180 SF private master suite, 4 guest bedrooms, 5 full and 2 half bathrooms, media/game room, two-story great room, large chef's kitchen, dining room, private office, attached 2-car garage, detached 2,042 SF 8-car drive-thru garage, outdoor kitchen, sprawling porches, custom designed swimming pool, and hot tub. Properties of this caliber rarely come to the market in this highly sought after area, and we are extremely honored to offer this one of a kind ranch for sale.

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THE LAKE: Constructed in 1974 as part of the Upper Bosque River Watershed Protection and Flood Prevention program and known as SCS Site No. 27, "The Lake" was created as an impoundment of the Gilmore Creek a significant clear water limestone bottom tributary of the Bosque River, as well as numerous other wet weather branches and draws. At the time of construction, data shows that the lake was fed by a drainage area that encompassed 20.70 square miles (~13,248 acres) making it the largest lake constructed as part of the aforementioned watershed project at 125 surface acres and is believed to still be the largest privately owned lake in Erath County today. The dam measures approximately 70' in height, 3,000' in length, and was reportedly constructed using 482,061 cubic yards of material with a large volume drop inlet primary spillway and two massive emergency spillways on either end. Reports show the lake was constructed to impound a normal storage of 1,227 acre feet of water and an astounding max storage of 10,169 acre feet at flood stage. As is consistent with these SCS Lake Sites, the dams have historically proven to be very well engineered and are an impressive site to see in and of themselves. The front and back slopes of the dam are covered in large stone riprap to protect from erosion. Also consistent with SCS Lake Sites, the NRCS holds an easement to access and inspect the dam, which they typically do on a 5 year rotation.

The main body of the lake currently measures approximately 104+/- acres of surface water at full pool and is just under 1 mile long from end to end. In addition to the

lake, there's over ½ a mile of Gilmore Creek that is generally navigable by full-size bass boat as it winds its way through the ranch to the main body of the lake. The creek is a spring and summertime favorite for flipping a jig along its banks or into one the many laydowns it presents. It's also known to be a great spot for some outstanding morning and evening top-water action. The current lake record for largemouth bass is believed to be just over 11 pounds and a 10.18 pounder was caught on a spinnerbait near the dam on February 1, 2024, during our marketing video/photo shoot. (See video and photos). The lake is approximately 20' deep at its deepest point near the dam and maintains a good average depth even back up the creek channels. There is some standing timber where the creek and main lake body converge which provides excellent structure and habitat for fish and waterfowl. A floating aluminum walk-out boat dock is just steps away from the lodge and is equipped with 2 wave runner slips/launches. A concrete boat ramp is also in place and easily accessible.



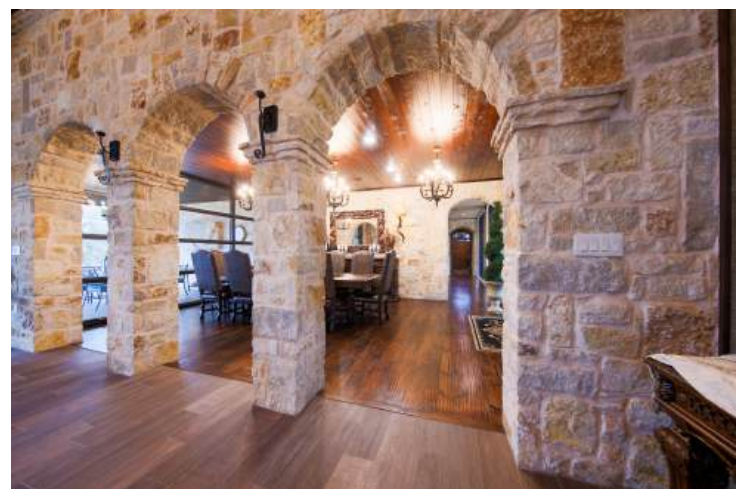
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LAKESIDE LODGE: Perched on a hill overlooking the lake, the custom-built lodge measures just over 7,000 SF in living area with an additional 2,220 SF of outdoor living space and covered porches. Believed to have originally been constructed in 2004, the lodge largely received a complete interior and exterior update in 2018 along with the addition of a private 2,180 SF master suite that is a showcase of refinement and elegance. Thoughtfully designed and constructed, the home and new master suite take full advantage of this lakeside location offering spectacular views of the lake from just about every room. In total the lodge offers 5 bedrooms, 5 full bathrooms, 2 half baths, a media/game room, two utility rooms on opposite ends of the home, an entry/mudroom, home office, large dining room, wonderful chef's kitchen, and an inviting two-story great room. Kitchen finishes include custom cabinetry and a butler's pantry, granite countertops and large eat-at granite island, hammer finished copper sink and matching vent-a-hood, and high-end stainless-steel appliances that include two built-in refrigerators, and large Wolf gas range stove-top and oven. Outside you'll find spacious porches for relaxing and entertaining, an outdoor kitchen, large custom swimming pool, fire pit, and well-maintained landscaping. Water is provided to the lodge and other improvements by a good Trinity Aquifer water well that has a constant pressure pump which maintains ~70 psi of consistent water pressure throughout the home.



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MASTER SUITE: From the main lodge, access to the master suite is provided by a hallway with windows on either side, once again bringing the lake into view. The spacious master bedroom is grand and inviting with cathedral ceiling, stone and wood accents, fireplace, and large double panel sliding glass doors that offer a panoramic view of the lake. The master bathroom is the definition of luxury and opulence with marble flooring, stone and wood accents, custom cabinetry, and a large spa tub located in the center of the room. Flanked on either side you'll find his and her vanities and showers. In addition to its custom finishes, the bathroom is also equipped with a fireplace and really has a Five Star spa-like feel. Next step into the huge master closet with home gym that is simply one of a kind. Here you'll also find custom cabinetry and shelving throughout that have been thoughtfully designed with order and function in mind. A pool bathroom and pool equipment/storage closet are also part of this structure and accessed from the exterior porches.



Just in case the master suite isn't enough of a retreat, tucked away in a private setting just steps outside you'll find a small deck and hot tub where you can sit back, soak, and take in the incredible views of the lake. An outdoor shower is located on one of the two master suite porches where you can rinse off before and/or after hitting the hot tub or pool.

GARAGES: Whether it's cars, trucks, boats, UTV's or other toys, there's no shortage of garage space at The Lake Ranch @ Hico. Connected to the lodge you'll first find a large 700 SF two (2) car garage, and just across the driveway you'll find the detached 2,042 SF eight (8) car drive-thru garage with two sets of roll up doors on front and back. This larger garage was constructed in 2018 as part of the renovation and update project completed by the current owner.



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LAKE CABIN: An 860 SF log cabin is just down the road from the lodge. This charming 2 bedroom, 1 one bath is a favorite of many guests and served as the original "lake house" prior to the lodge being constructed. The cabin has porches across the front and back and big views of the lake.

RANCH SHOP AND GAME ROOM: Just steps north of the lodge is the 1,500 SF ranch shop fully equipped with 4 rollup doors, water, and power. Connected to the shop you'll find 600 SF of finished out space with a full bathroom that is currently utilized as game room/memorabilia room. Across the front of this structure is 1,000 SF of covered porch and parking area.

EQUIPMENT BARN: A new equipment barn was recently constructed measuring 2,400 SF for tractors, trailers, implements, and additional ranch equipment storage. The barn is fully equipped with 3 roll up doors and power.

WETLANDS AND ADDITIONAL WATER FEATURES: Just behind the dam you'll find 12+/- acres of incredible waterfowl habitat. This tree-lined wetland has a levy with water levels controlled by two manual gate valves. Portions of this area can be drained and planted, then flooded for some outstanding duck hunting. On the opposite end of the lake just before Gilmore Creek reaches the main body, you'll find another wetland area that measures approximately 2 acres in size and can be planted, then flooded by pump from the creek channel.

Other water features include just over 2,000' of additional Gilmore Creek frontage, numerous wet-weather draws and branches, 2 ponds, and a custom-built native stone swimming/watering hole.



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TERRAIN: The rolling landscape of these 784+/- acres provides just over 100' of elevation change and scenic views in all directions. This diverse terrain ranges from a wonderful combination of rough and rugged hills and draws to gently sloping fertile creek bottom fields. Tree cover primarily consists of live oak and elm, post oak, pecan, mulberry, hackberry, willow, cedar, and mesquite.

WILDLIFE AND HUNTING: The ranch offers both high fenced and low fenced pastures with a herd of Red Stag within the high fenced portion. Native whitetail deer, turkey, hog, varmint, small game animals, and all sorts of waterfowl frequent the ranch and lake offering a variety of hunting options. The ranch has not been heavily hunted in recent years but does have a few blinds and feeders in place that will convey with the property.

FENCES AND ROADS: Approximately 70% of the ranch perimeter is high game fenced with some interior cross fencing of the same construction. The remainder is low fenced allowing the owner the opportunity to hunt the native whitetail and hogs that call this area home. Fences are generally in good condition with the exception being an older fence along the south boundary. A large stone entrance and automatic gate welcome you into the property where you will find a good all-weather main road that leads to the lodge and then on down to the lake and concrete boat ramp. A good system of pasture roads and trails provide easy travel throughout with cattle guards and automatic gates in place at many of the cross fences.



LAND MANAGEMENT: The ranch is extremely well-maintained as is evident immediately when you pull in the gate. The owner has under brushed many of the oaks along the entry road providing a manicured look and great drive-up appeal. Pastures have also been maintained by routine mowing.

UTILITIES: Electric utility service is provided by United Cooperative Services.

EASEMENTS: The ranch is not encumbered by pipeline, large transmission line, or access easements for neighboring properties. The NRCS does hold an easement providing them access to the lake dam for inspection and maintenance. This is typically done on a 5 year rotation and the owner is contacted to schedule their access to the property for this purpose.

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LOCATION: Situated in southern Erath County, the property is 7+/- miles west of Hico, Texas, with frontage along and access via a custom-built stone ranch entrance on Erath County Road No. 271. The ranch is located approximately 2 hours southwest of Dallas, 1.5 hours southwest of Fort Worth, 2 hours 20 minutes north of Austin, and 4 hours east of Midland/Odessa. Physical address is 690 PR 1700, Hico, TX 76457

SCHOOLS: Hico ISD

AIRPORTS: The nearest public airport is Stephenville Clark Regional Airport located just east of Stephenville, Texas, approximately 23 miles north of the ranch. This airport provides an asphalt runway measuring ~4,209' in length and averages 36 aircraft per day.

FURNISHINGS AND EQUIPMENT: As part of a turn-key sale the owner would consider including furnishings and ranch equipment in a separate conveyance apart from the real estate.

PROPERTY TAXES: The property is under an ag exemption and property taxes for 2023 were ~\$20,156.62.

PRICE: Contact Broker for Details

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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