

UPSHUR CO 41

41.162± ACRES

UPSHUR COUNTY, TEXAS

\$349,877



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

UPSHUR CO 41

UPSHUR COUNTY, TEXAS | 41± ACRES



LOCATION: The Upshur Co 41 is located at 529 E. Main St. Ore city, TX. The property is also conveniently located only 2.5 miles from Lake O' The Pines, 15 miles north of Longview, and only 140 miles east of Dallas.

OVERVIEW: The Upshur Co 41 is a diverse and beautiful 41+/- acre property located in a desirable area in northeastern Upshur

County. The property consists of mature lots of timber, a spring-fed 4+/- ac lake, productive pastures, and numerous home sites. Located just within Ore City, TX this property is nestled in a convenient, yet quiet part of Upshur County. There are no structural improvements on this property making this a clean slate for the new owner to come in and make it their own.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



UPSHUR CO 41

UPSHUR COUNTY, TEXAS | 41± ACRES

TREES, GRASS, FORBS: This area of Upshur County boasts sandy loam soils which are productive for both hay production and prolific timber stands. This property features approximately 20+/- acres of pine and hardwood timber and the balance lies in grass and water. The grasses are predominately common and coastal Bermuda as well as some Bahia and native grasses. The vast majority of the property's landscape drains well making access convenient from the south and west sides. Groves of large mature white oaks, pin oaks, and red oak trees can be found on scattered throughout the property. Other tree cover consists of sycamore, black gum, sweet gum, hickory, elm, willow, and pine. Found within the stands of mature timber scattered across the farm are native forbs and browse that are highly attractive to deer and other wildlife.

WATER: The property features a spring-fed 4+/- acre lake that is fully stocked with Florida largemouth, crappie, coppernose bluegill, and other panfish. The lake also provides a reliable water source for wildlife and livestock and makes an excellent centerpiece for the property.

TOPOGRAPHY: The highest point on the property can be found on the southern side at 290'+, and eventually slopes down to just below 260' above sea level towards the northside of the property. The majority of the property is rolling to sloped terrain and well-drained.

EASEMENTS: One easement for SWEPCO, one for city water supply, and one for natural gas can be found on the southern end of the tract.

MINERALS: No minerals owned by Seller.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



UPSHUR CO 41

UPSHUR COUNTY, TEXAS | 41± ACRES

UTILITIES: SWEPCO provides electricity and Ore City W/S is available along both the west and south portions of the property. ETEX fiber optic cable provides WiFi as well. There is also a fire hydrant for convenience near the entrance along FM 450.

PROPERTY TAXES: This property carries an agricultural exemption. Ask Broker for details

SCHOOLS: Ore City ISD

PRICE: \$349,877 (\$8,500 per acre)

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:

Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

214-361-9191 office

214-361-2095 fax

www.HRCranch.com

Stephen Schwartz- Agent

(903) 738-7882 mobile

stephen@hrcranch.com



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



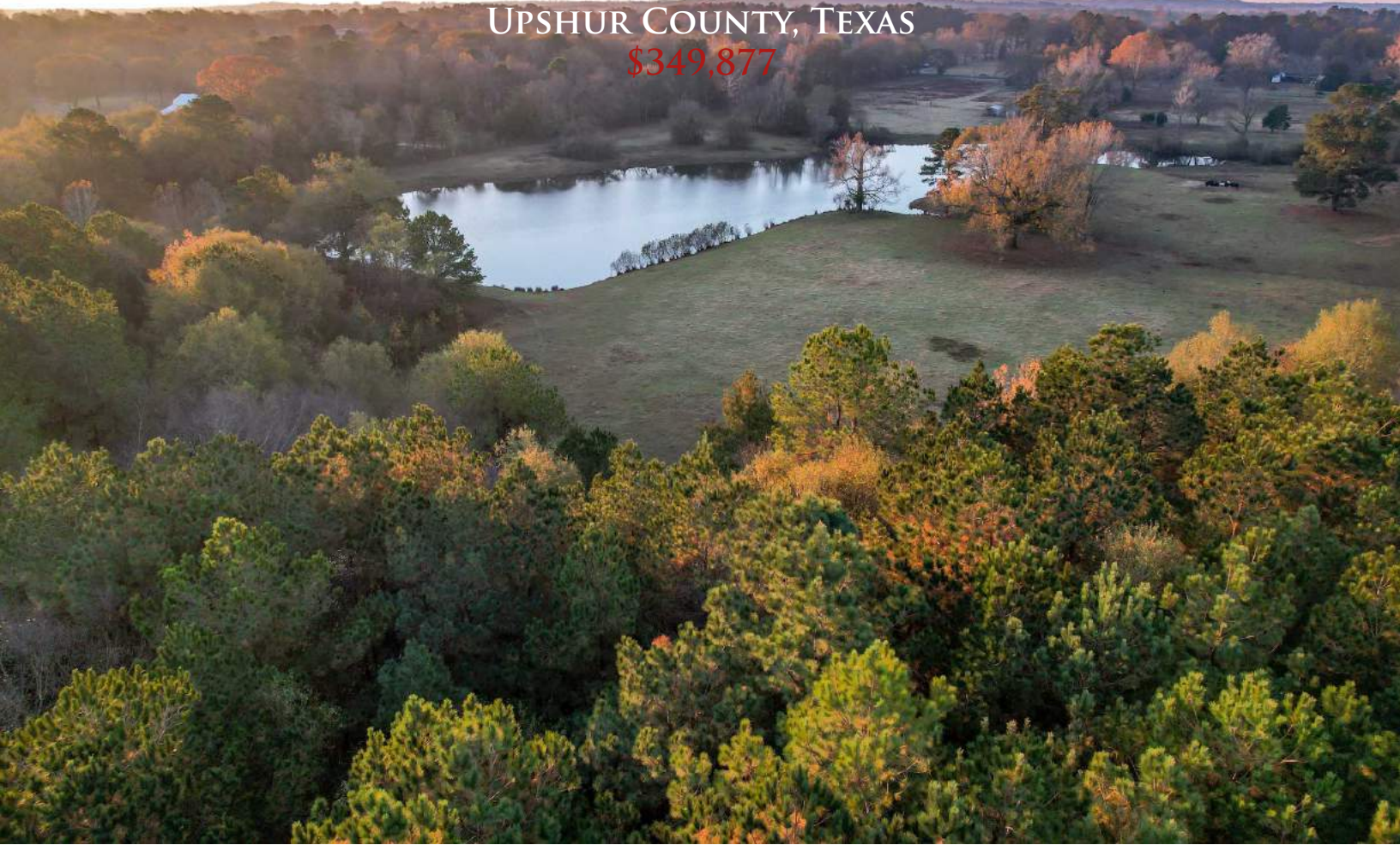


UPSHUR CO 41

41.162± ACRES

UPSHUR COUNTY, TEXAS

\$349,877



Hortensine Ranch Company, LLC (Broker)

www.hrcranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Stephen Schwartz- Agent

stephen@hrcranch.com

Mobile: (903) 738-7882

