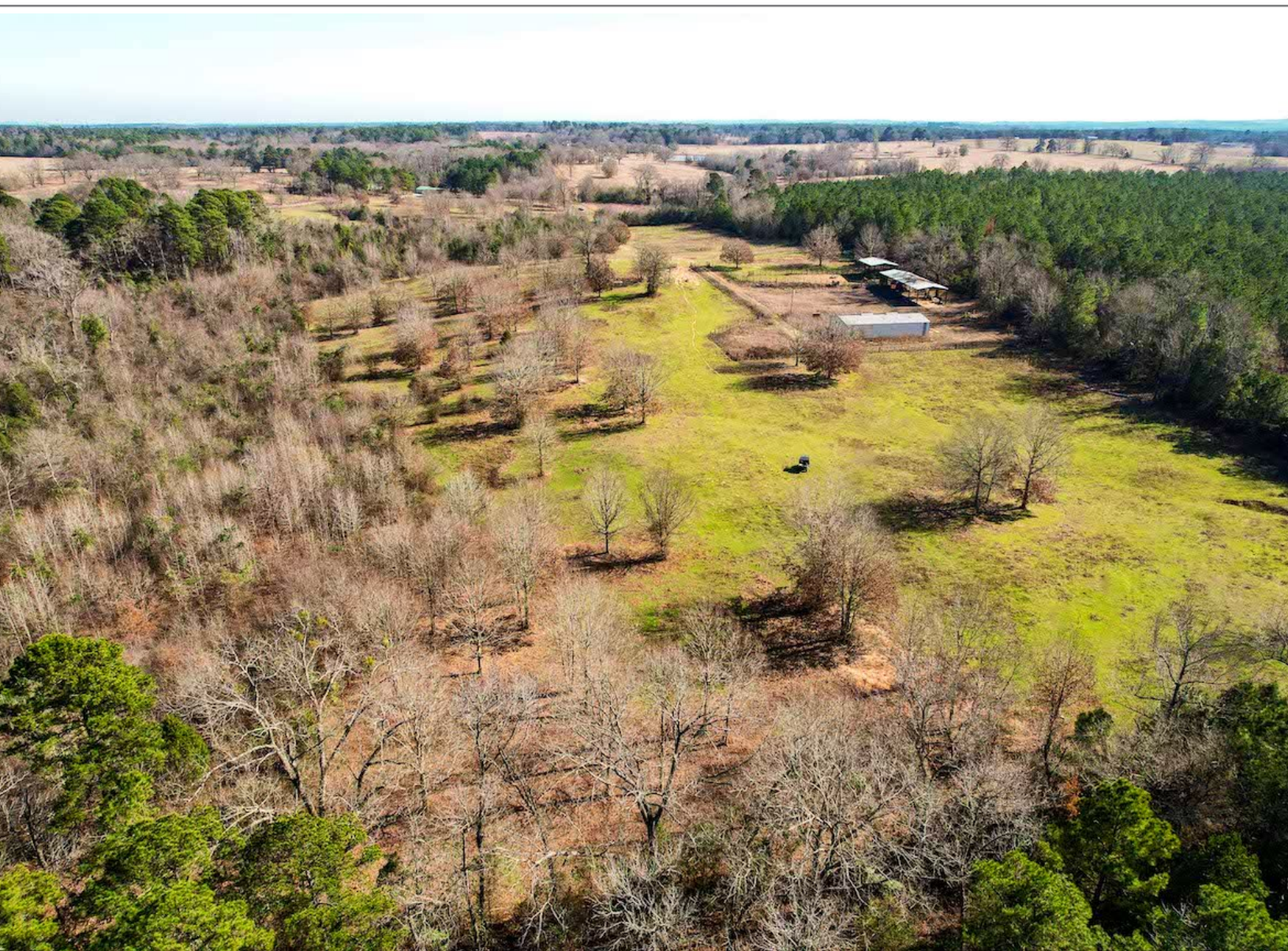


WHITMORE BRANCH 38

38.946± ACRES

MORRIS COUNTY, TEXAS

\$369,000



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

WHITMORE BRANCH 38

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LOCATION: Whitmore Branch 38 is located approximately 3.5 miles northwest of Daingerfield, Texas at the end of County Road 3115. The ranch is also conveniently located only 18 miles from Mount Pleasant, 36 miles from Longview, and only 135 miles east of Dallas.

OVERVIEW: The property is an excellent combination property located in a desirable area in central Morris County. The property

consists of rolling terrain, scattered mature timber, and a nice hardwood creek bottom. Surrounded by similar landscape, heavily timbered tracts to the south and west, and only 6 miles from Daingerfield State Park, recreational and ranching opportunities abound both on and off the property. Being located at the end of a County Road, the new owner will enjoy a quiet, private getaway.

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 property is mostly unimproved but does feature a 2,625 SF steel frame shop on a slab with utilities, a 3,000 SF covered slab for storage, and a covered set of working pens. The entry gate and working pens are pipe constructed. Aside from these improvements the property presents a blank slate for a new owner to come in and make it their own.

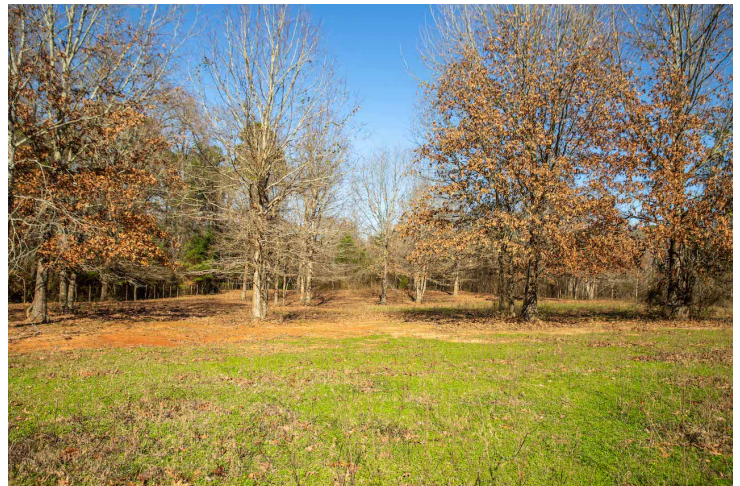
TREES, GRASS, FORBS: This area of Morris County is known for its deep, sandy loam soils which are conducive to heavy grazing, hay production, and healthy timber stands. This property features meandering pastures setup for both recreation and livestock. Amongst the open areas, the owner planted a variety of red and white oak trees that have matured and are now a productive and aesthetic asset to the property. Other tree cover consists of black gum, sweet gum, river birch, elm and willow, hickory and some pine. Native forbs are abundant along the creek and provide the wildlife with reliable browse during the growing season.

WATER: The property has over 1,500' of Whitmore Branch running through it until it becomes the property boundary along the N/ NW sides. Whitmore Branch is a productive, spring-fed creek providing water for both wildlife and livestock. There are a few potential sites for stock ponds across the property if the new owner desires more water.

TOPOGRAPHY: Rolling to sloped terrain gives way to over 45 feet of elevation change providing several beautiful home sites.

EASEMENTS: Bowie Cass has an electrical easement across the east side of this property.

MINERALS: Ask Broker for details



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UTILITIES: Bowie Cass Electric provides the electric service to the improvements. There is also a deep well on site near the shop building.

PROPERTY TAXES: Whitmore Branch 38 carries an agricultural exemption. Ask Broker for details. *This property is located in an Opportunity Zone, please consult with an investment professional for more details.

SCHOOLS: Daingerfield ISD

PRICE: **\$369,000**

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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Stephen Schwartz- Agent

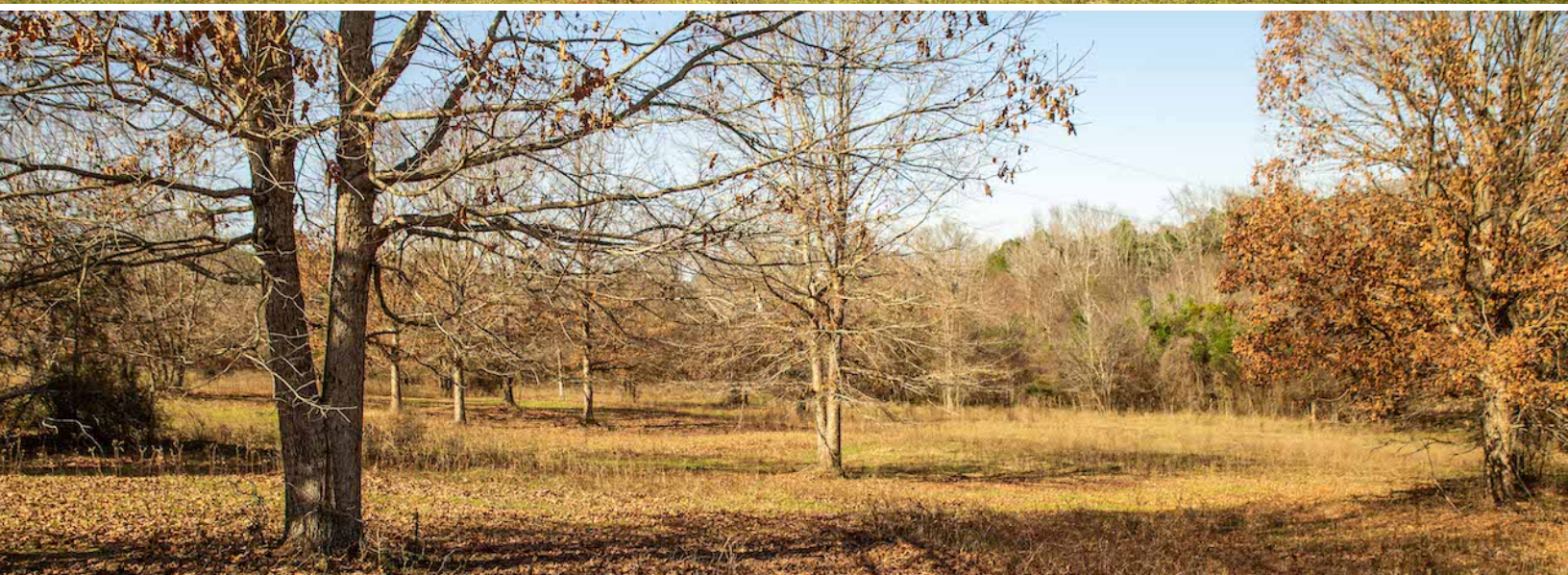
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