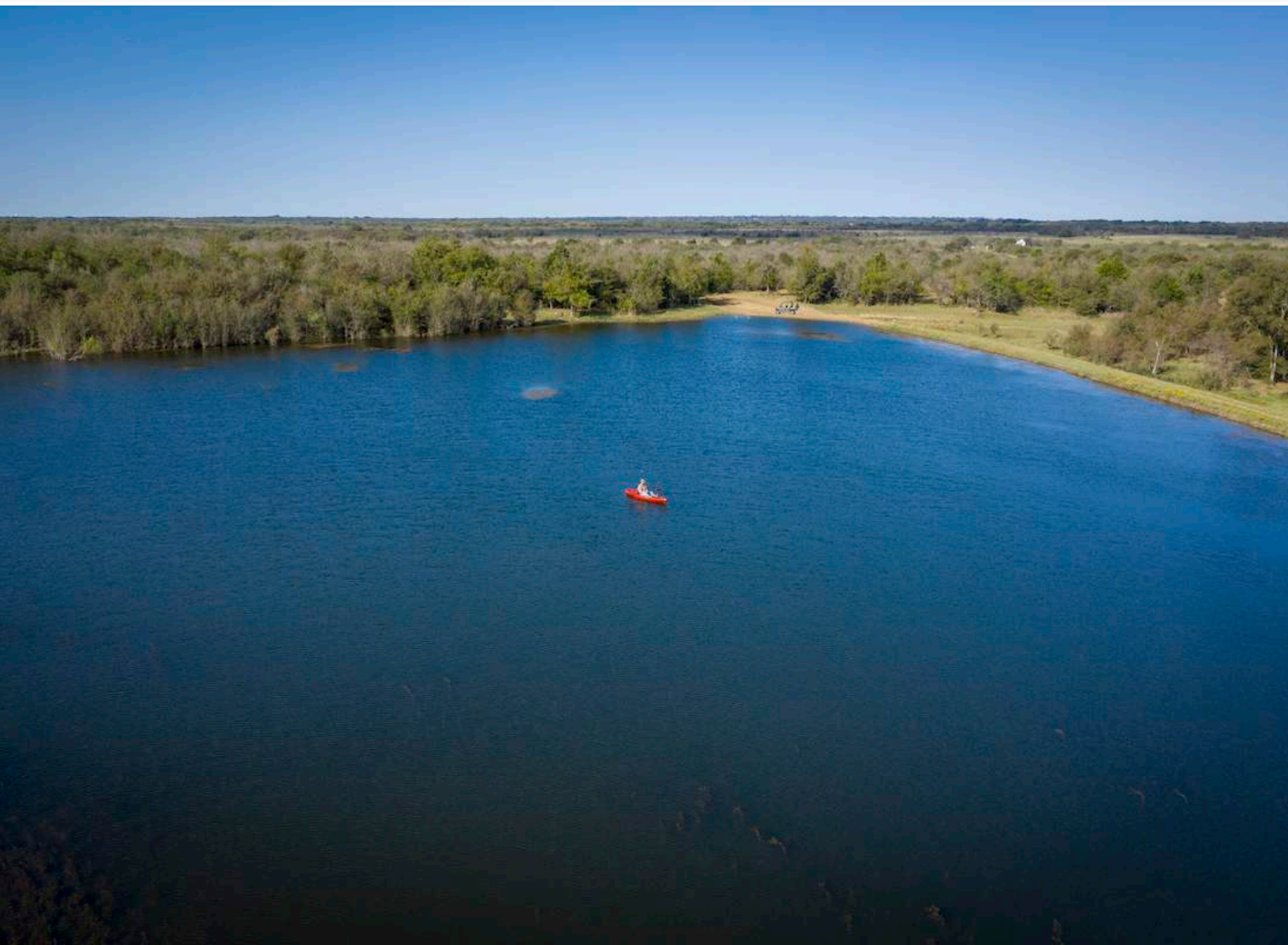


DUNKLIN LAKE RANCH

241.5± ACRES

LIMESTONE COUNTY, TEXAS

\$772,800 (\$3,200 PER ACRE)



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

DUNKLIN LAKE RANCH

LIMESTONE COUNTY, TEXAS | 241.5± ACRES



OVERVIEW: Dunklin Lake Ranch is an excellent hunting & cattle combination ranch with convenient proximity to Dallas, Waco and Houston. The highlight of the ranch is a beautiful 5+/- Acre lake that is nestled in the heart of the ranch amongst scenic hardwoods. The lake presents largemouth bass fishing for the avid and/or beginner angler. The rolling topography, that ranges from 440' to 500' above sea level, offers beautiful views of the ranch and surrounding landscape. The ranch is very well watered, in

addition to the 5+/- acre lake, there are also two other good-sized ponds and numerous wet weather creeks and draws that traverse the ranch.

LOCATION: Dunklin Lake Ranch is located off of TX-14, midway between Wortham and Mexia in the northeast corner of Limestone County. The ranch has excellent proximity to Dallas (~79 miles), Waco (~44 miles) and Houston (~163 miles).

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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DIRECTIONS: From Dallas, head south on I-45 for approximately 65 miles. Take the TX-14 exit towards Richland/Mexia. After approximately 13.5 miles turn left onto CR 252. The main ranch entrance is approximately .5 miles down the County Road on the right.

From Houston, head north on I-45 for approximately 141 miles. Take the TX-179 exit towards Teague. Turn left onto TX-179 and travel approximately 6.8 miles to turn right onto FM 553. After .7 miles, turn left onto US-84 W and travel approximately 13.3 miles to turn right onto N Ross Ave, which becomes CR 243. Travel approximately .88 miles to turn right onto TX-14, after two miles, turn right on CR 252. The main ranch entrance is approximately .5 miles down the County Road on the right.

From Waco, take US-84 E for approximately 40 miles to turn left onto TX-14. After approximately 3.94 miles, turn right on CR 252. The main ranch entrance is approximately .5 miles down the County Road on the right.

SURFACE WATER & FISHERIES: The 5+/- Acre lake is a sight to behold and is stocked with largemouth bass and other baitfish. Two additional stock ponds can be found on the ranch that are approximately .625+/- and .2+/- acres in size. While the main lake offers largemouth bass fishing, all three water features located on the ranch offer a dependable water source for cattle, wildlife and wintering waterfowl.

WILDLIFE & HUNTING: Dunklin Lake Ranch has exceptional cover for whitetail deer. Big deer are known to roam through this part of the county, and the ranch has been lightly hunted over the past few years which has created a place of refuge for wildlife. The ranch is also an excellent candidate for high fence, and the eastern neighbor is currently high fenced.

In addition to whitetail deer, the dove and feral hog populations are plentiful, allowing for year around recreational activities. The ranch's abundant water should also support good hunting for wintering waterfowl.



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CATTLE: The ranch conservatively supports approximately 50 AUs and is currently leased for grazing. If desired, the lease can be terminated upon closing and funding.

MINERALS: The seller does not own the mineral estate.

UNION PACIFIC RAILROAD: The Union Pacific Railroad runs along the western boundary, on the western (opposite) side of the perimeter fence on the ranch, for approximately 1,721 feet.

TAXES: Dunklin Lake Ranch is under an agricultural exemption.

PRICE: \$772,800 (\$3,200 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

12720 Hillcrest Road, Suite 207

Dallas, Texas 75230

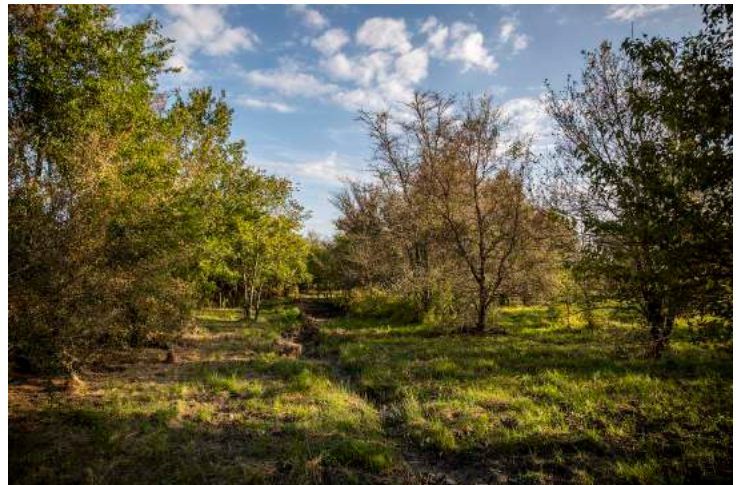
214-361-9191 office

214-361-2095 fax

Chance Turner- Agent

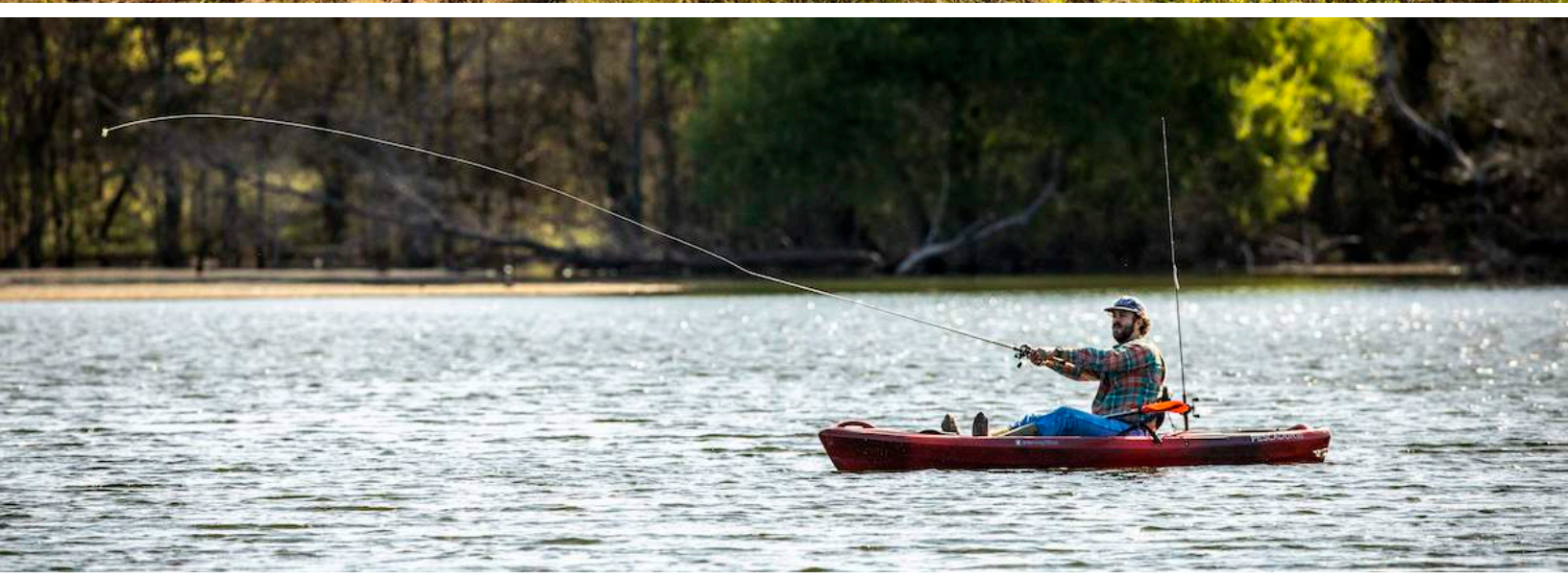
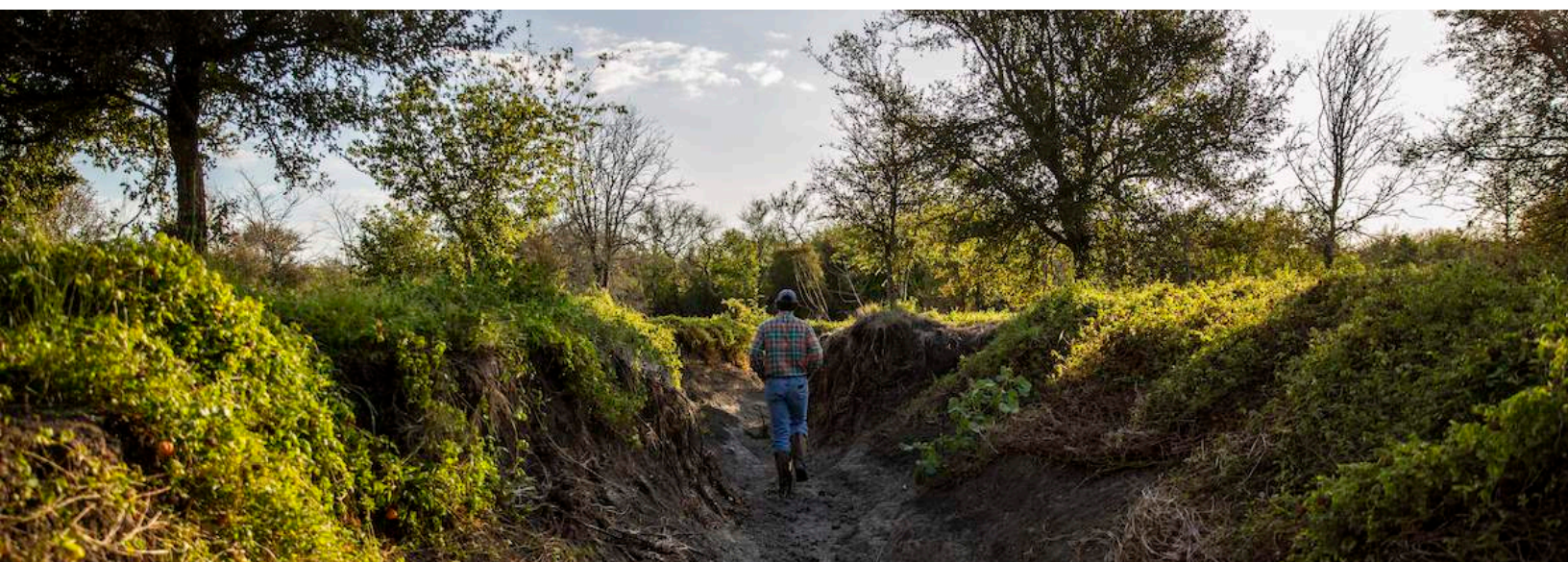
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