

# SANDERS RANCH

497 $\pm$  ACRES

UPSHUR COUNTY, TEXAS

\$3,481,855



Office: (214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)



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**LOCATION:** Sanders Ranch is located approximately 8 miles northwest of Gladewater, Texas at 2066 Almond Rd, Big Sandy TX. The ranch is also conveniently located only 23 miles from Tyler, and only 110 miles east of Dallas.

**OVERVIEW:** Sanders Ranch is a diverse and productive 497± acre property located in a desirable area in southwestern Upshur

County. The property consists of large rolling hills, scattered mature timber, a spring-fed creek, a 5+ and 10+ ac lake, and productive, improved pastures. Surrounded by other rural properties and only 11 miles from Gladewater Airport, this property is nestled in a convenient, yet quiet part of Upshur County.

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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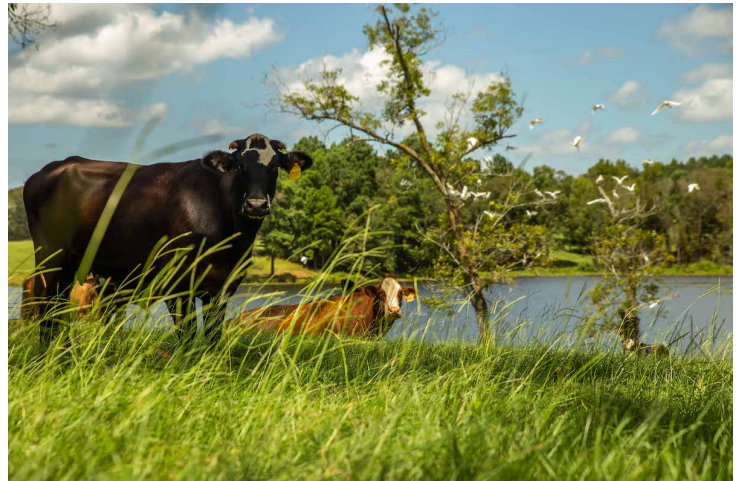


**IMPROVEMENTS:** Sanders Ranch features a 2,240 SF manufactured home with 3 bedrooms and 2 baths, tucked away amongst stately oak and pecan trees overlooking one of the two lakes on the ranch. Over half a mile of white rocked road winds its way to the house, which has over 2,000 SF of covered porches wrapping around the home, 2,100 SF of covered parking, and is ready for you and your family. Along with the house there are the following improvements:

- ~1,450 SF Foreman's Home
- Pipe entrance with electric gate
- 1,250 SF RV Barn/Shop
- Chicken Coop
- 3,000 SF Shop
- ~5,800 SF Hay barn with 936 SF finished space and a half bath
- Over 3,650' of pipe fencing and working pens
- Over a mile of rocked roads
- Three water wells, one of which is currently being utilized

**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 ~245± acres of improved and native pastures. The grasses are predominately common and coastal Bermuda as well as some Bahia and native grasses as well. The vast majority of the property's landscape drains well making access convenient from both entrances. Groves of large mature white oaks, pin oaks, and red oak trees can be found scattered throughout the ranch. Other tree cover consists of pecan, black gum, sweet gum, river birch, hickory, elm, willow, and some 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 has a year-round creek (Little White Oak Creek) flowing from the north and into the ranch along its western boundary. Several other creeks and tributaries cross the ranch as well feeding the spring-fed lakes located in the center of the ranch. The lakes are ~5.5 and ~10.5 acres in size and lightly fluctuate in water level throughout the year. In addition to the lakes there are also 2 other stock tanks for livestock and wildlife. The property is also located well within the Carrizo Wilcox aquifer and the Queen City aquifer making additional drinking/irrigation water very accessible from an additional well if so desired.



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**TOPOGRAPHY:** The highest point on the ranch can be found on the NE side at 440'+ providing some incredible views, and eventually slopes down to just below 300' above sea level towards the west side of the farm. The majority of the property is rolling to sloped terrain with a little bit of floodplain on the SW corner.

**WILDLIFE AND FISHERIES:** Sanders Ranch is settled in a scenic, quiet part of the county where wildlife abound. Deer and dove are regularly encountered and both lakes are stocked with crappie, largemouth bass, coppernose bluegill, and other panfish. There are several areas across the ranch that are setup well for further development for food plots and hunting areas, especially on the northern and western portions of the property.

**EASEMENTS:** Two easements for SWEPCO and one for Mid-Coast Pipeline (nat. gas).

**MINERALS:** No minerals owned by Seller.

**UTILITIES:** URECC provides electricity and Pritchett W/S is available along Almond Rd and supplies the improvements on the south end of the ranch.

**TAXES:** Sanders Ranch carries an agricultural exemption. Ask Broker for details

**CATTLE/EQUIPMENT:** Cattle, equipment, and furnishings may be purchased with a separate bill of sale.

**SCHOOLS:** Gladewater ISD & Big Sandy ISD

**PRICE:** **\$3,481,855 (\$7,005/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.

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## CONTACT:

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### Stephen Schwartz- Agent

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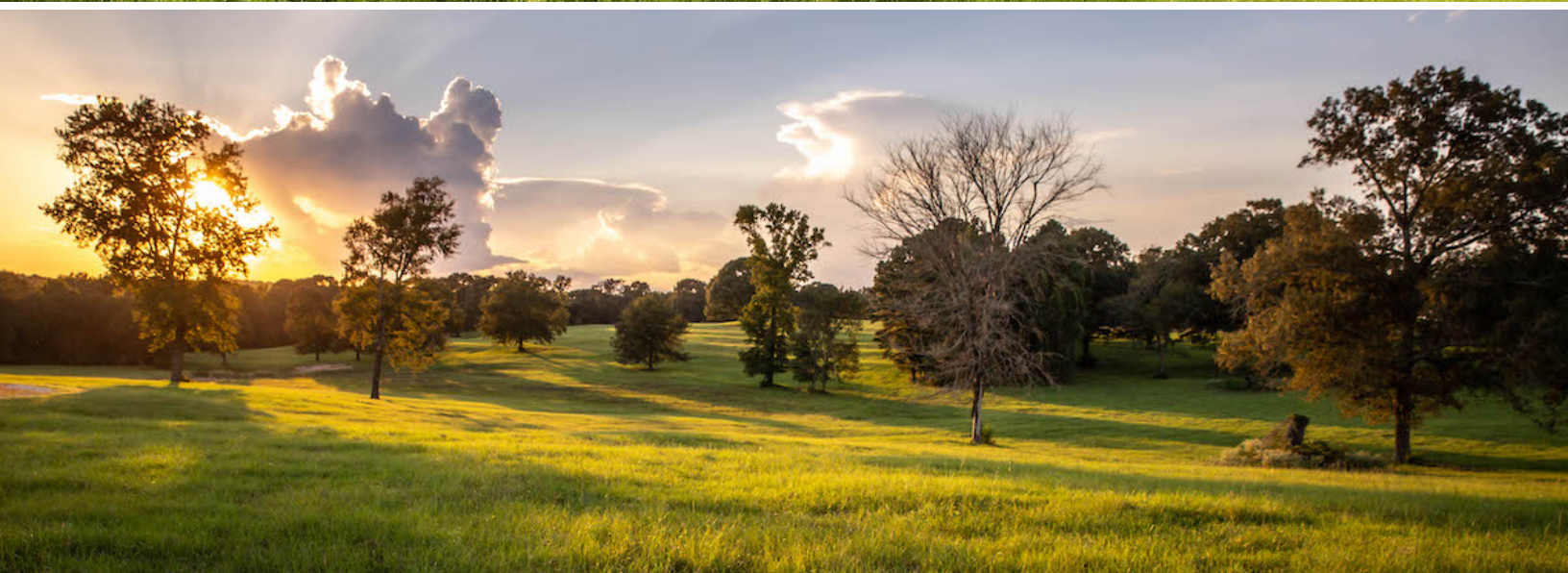
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