

BOX CREEK RANCH

331.36± ACRES

ANDERSON COUNTY, TEXAS

\$3,895,000



(214) 361-9191
www.hrcranch.com

BOX CREEK RANCH

ANDERSON COUNTY, TEXAS | 331.36± ACRES



OVERVIEW: OVERVIEW: The prolific springs that feed into Box Creek, the ranch's namesake, make it a beautiful year-round creek. The ranch has over ~4,613' of both sides of Box Creek, that offers dependable year around water source for wildlife and livestock. It also provides ample opportunities for exploring up and down the creek, where numerous free-flowing springs can be seen coming out of the hillsides and into the creek bottom. In addition to the named Box Creek, the ranch also has a large spring fed lake and two small spring fed lakes and several ponds.

While the main lake and creek are surely major focal points, the ranch also has beautiful, improved pastures, excellent topography/views, planted pines, as well as big hardwoods along the creek bottom, and dotted throughout the pasture and pine forests.

LOCATION: Box Creek Ranch is located off of ACR 103 in Elkhart, TX 75839. It is about 5 miles southwest of Elkhart, 13 miles southwest of Palestine, 120 miles from Dallas and 148 miles from Houston.

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



BOX CREEK RANCH

ANDERSON COUNTY, TEXAS | 331.36± ACRES

HOME: The main home is located on a nice hilltop overlooking big views to the south, along with several nice water features. The home is approximately 1,822/sq. ft, with an attached covered deck. The house has three bedrooms and two baths. The home was initially built in 1968, and an addition was added on in the early 80's to include an additional entryway, along with an office, additional bedroom and bathroom.

ADDITIONAL STRUCTURAL IMPROVEMENTS:

Cabin- The "School Bus Cabin" was constructed in 1986. The cabin was built around an old school bus that has been remodeled into a bunk room, with two bedrooms and a full bathroom in between. It sits right above the spring-fed 2+/- acre lake and covered dock. The cabin is in great shape, and would really make for a neat place for friends and family to hang out while at the lake. The cabin is approximately 1,046/sq. ft with two bedrooms, one bath, a kitchen, adjacent sitting area, a large living room with big windows overlooking the lake down below.

Barns (3)- Box Creek Ranch has three functional barns with ample storage for equipment to run the ranch.

- The main barn has metal siding, and is complete with sliding doors, a shop, and is plumbed with a bathroom. It is approximately 4,300/sq. ft, with an attached lean-to that is about 1,300/sq. ft.
- The covered pole barn is approximately 4,800/sq ft and is open on all four sides.
- An additional covered pole barn is approximately 3,500/sq. ft and has two enclosed sides. It is located within the trap pasture, adjacent to the working cattle pens.



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



BOX CREEK RANCH

ANDERSON COUNTY, TEXAS | 331.36± ACRES

CATTLE PENS: A working set of cattle pens are located near the north boundary line of the ranch.

WATER WELL: Box Creek Ranch has one water well. The ranch also is supplied by community water via Consolidated Water Supply of Crockett, the water well sits adjacent to the three barns and trap pasture.

BOAT DOCK, WALK BRIDGE & CONCRETE RETAINING WALL: A boat dock is located on the 2+/- acre lake. It has a covered seating area, as well as a decked platform to fish from. A concrete retaining wall can be found running along the western side of the lake. It gives ample spots to fish from the shoreline. A walk bridge is located near the emergency spillway. The spillway is also concrete and can easily be driven over to get over to the lake dam.

TOPOGRAPHY & TERRAIN: Box Creek Ranch has approximately 80' of elevation change, with the high point being approximately 350' ASL and the low point being along Box Creek at 270' ASL. Numerous springs can be found flowing throughout the majority of the ranch. The ranch is almost evenly split between improved pastures and timber. Exceptional views to the south and west can be found from many spots on the ranch.

TIMBER: Box Creek Ranch has about 80+/- acres of planted pine that are in various stages of growth. Immediate timber income could be realized with thinning in

selected areas. The rest of the timber on the ranch, ~73+/- acres, is mostly made up of a variety of pine, oak, pecan, sycamore, hickory, cedar and elm trees. The hardwoods are primarily located throughout the pastures, along Box Creek and the various other creeks/draws that traverse the ranch. Numerous ATV/UTV trails are found throughout the timbered portion, and really give the ranch a "big" feel. They would also make for excellent hiking/biking trails.



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



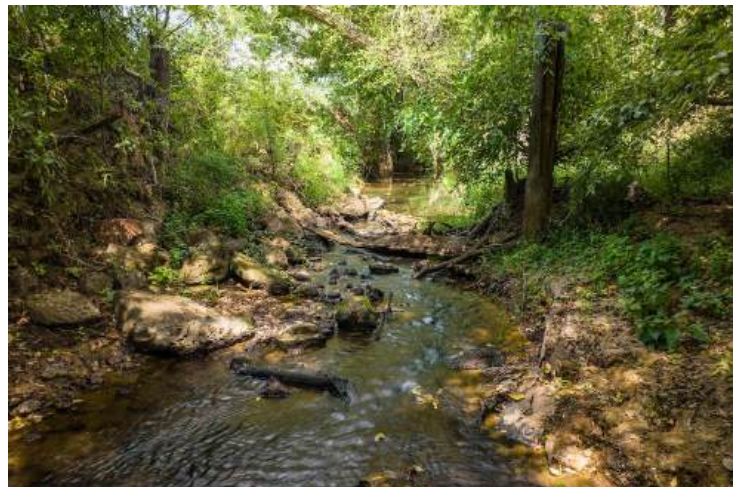
BOX CREEK RANCH

ANDERSON COUNTY, TEXAS | 331.36± ACRES

SURFACE WATER: This ranch is very well watered. The ranch has both sides of Box Creek for approximately 4,613'. In addition to Box Creek, a 20+/- acre spring fed lake, 2+/- acre spring fed lake is located near the NE corner of the ranch. An additional 1.19+/- acre "finger lake" is located just below the hilltop that the home sits on. There are 5 additional ponds/stock tanks located throughout the rest of the ranch.



WILDLIFE & HUNTING: Excellent hunting opportunities abound at Box Creek Ranch. Ample cover and habitat support healthy populations of whitetail deer, hogs, coyotes and bobcats. Some of the surface water features and creek bottoms should have the ability to draw in waterfowl during each winter.



CATTLE: The ranch has very good perimeter fencing and cross fencing. It would make for an excellent cattle ranch. The ranch could support approximately 75-100 AUs in its current configuration.

WATER RIGHTS: Authorized to maintain an existing dam and reservoir on Box Creek (Pump Sump) and impound therein not to exceed 11 acre-feet of water. Owner is further authorized to divert and use not to exceed 2.5 acre-feet of water per annum from the aforesaid pump sump on Box Creek to irrigate a maximum of 5 acres of land.



MINERALS: Seller owned minerals are negotiable.

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



BOX CREEK RANCH

ANDERSON COUNTY, TEXAS | 331.36± ACRES

DIRECTIONS: From Dallas, head south on I-45 for ~86.45 miles to take Exit 198 toward FM-27/Wortham/Fairfield. Turn left onto FM-27 and travel .89 miles to take US-84 E. Travel 24.63 miles to take a right onto TX-294. Travel 7.4 miles and take a right onto FM 322. After 4.3 miles, turn left to stay on FM 322. After 1.04 miles, continue on FM 319 for .81 miles and take a right onto ACR 103 and travel approximately 1.9 miles. The ranch entrance will be on your left.

From Houston, head north onto I-45 for ~64.72 miles to merge onto State Highway 19. After 20.13 miles, State Highway 19 becomes Texas Forest Trail/TX-19. Travel an additional 28.17 miles to turn left onto SW Loop 304. After 3.58 miles turn left onto US-287 to travel 23.41 miles. Take a left onto E Parker St/TX-294 and travel 1 mile to take a left onto FM 319. Travel 3.79 miles to turn left onto ACR 103. The ranch entrance will be on your left after approximately 1.9 miles.

From Palestine, head south on US-287 for approximately 10.03 miles to take a right onto E Parker St/TX-294. Travel 1 mile to take a left onto FM 319. Travel 3.79 miles to turn left onto ACR 103. The ranch entrance will be on your left after approximately 1.9 miles.

From Crockett, head north on US-287 for approximately 24.77 miles. Take a left onto E Parker St/TX-294 and travel 1 mile to take a left onto FM 319. Travel 3.79 miles to turn left onto ACR 103. The ranch entrance will be on your left after approximately 1.9 miles.

TAXES: Box Creek Ranch is currently ag. exempt. Per Anderson County Tax Assessor the 2024 taxes were approximately \$2,475.20.

PRICE: **\$3,895,000**

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 Listing Broker.

CONTACT:

Hortenstine Ranch Company, LLC (Broker)

12740 Hillcrest Road, Suite 230

Dallas, TX 75230

214.361.9191 office

www.HRCranch.com

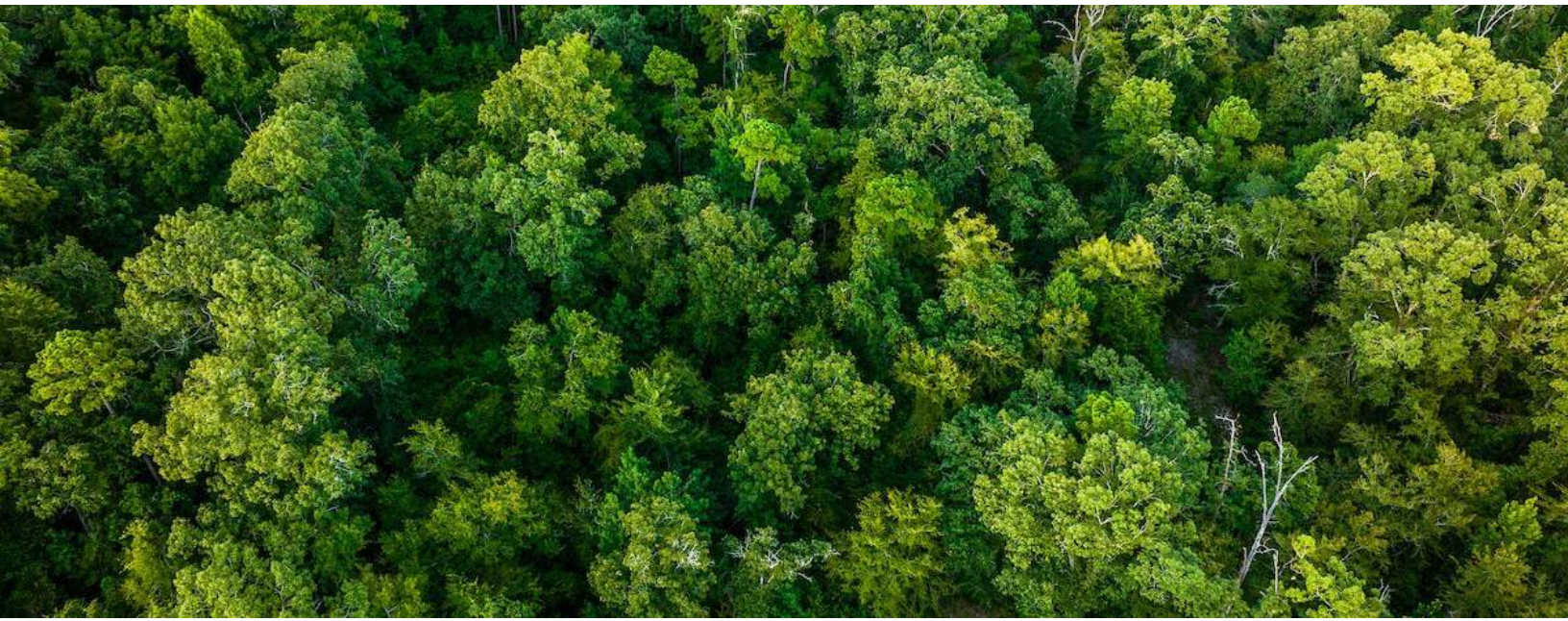
Chance Turner- Broker Associate

972.765.7326 mobile

chance@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.







BOX CREEK RANCH
331.36± ACRES
ANDERSON COUNTY, TEXAS
\$3,895,000



Hortensine Ranch Company, LLC (Broker)

HRCranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Chance Turner- Broker Associate

chance@hrcranch.com

Mobile: (972) 765-7326

