

IRWIN RANCH

171.74± ACRES

RUSK COUNTY, TEXAS

\$824,352



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

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OVERVIEW: The 171± acre Irwin Ranch offers hunting, recreational, and investment opportunities. Nestled in Laneville, a quiet, rural community known for its peaceful surroundings, the property sits near the Angelina River in south-central Rusk County, just 16 miles south of Henderson. The diverse landscape features rolling terrain, a pine plantation, and convenient access from FM 225. Beyond its recreational appeal, the ranch offers excellent investment potential through its 45± acres of young Loblolly Pines. Highly sought after in East Texas for their fast growth and versatile use in the timber industry, these pines will mature into a valuable harvest over time. With proper management, future timber harvests can provide

recurring income while enhancing the property's overall value—making Irwin Ranch not only a place to enjoy today but also an investment for years to come.

Adding to its appeal, the ranch is just a short drive from Henderson, a historic East Texas town founded in 1843 and designated as both a State and National Main Street City. Listed on the National Register of Historic Places, its beautifully restored downtown blends small-town charm with modern conveniences. Visitors and residents alike enjoy local dining, boutique shops, antiques, and cultural attractions, making Henderson a vibrant complement to the ranch's quiet country setting.

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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LOCATION TO CITIES OF INTEREST:

- 20 minutes south of Henderson (16 miles)
- 30 minutes east of Jacksonville (30 miles)
- 55 minutes south of Tyler (47 miles)
- 2.5 hours southeast of Dallas (146 miles)

WILDLIFE: Irwin Ranch is home to White-tailed deer, feral hogs, and a variety of other species native to East Texas.

TOPOGRAPHY: With 50 feet of elevation change, the property offers multiple small rolling hills that add visual appeal to the land.

TREES, GRASS & FORBS: The ranch includes a pine plantation with approximately 45± acres of young Loblolly Pines. Other portions of the property have been harvested for timber and clear-cut for future production. The remaining areas have additional mature trees, including oaks, sweet gum, hackberry, pine, and other native species.

MINERALS: The minerals do not convey.

FENCING: The property is currently unfenced.

WATER WELLS/WATER ACCESS: There are no existing water wells or water lines on the property.

EASEMENTS: No pipeline or transmission line easements are present.



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SCHOOL DISTRICT: Laneville ISD.

PROPERTY TAXES: The property is ag-exempt and 2024 taxes were approximately \$450.

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.

PRICE: \$824,352 (\$4,800 per acre)

CONTACT:

Hortenstine Ranch Company, LLC

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Dallas, Texas 75230

(214) 361-9191

www.HRCranch.com

Justin DuBose- Agent

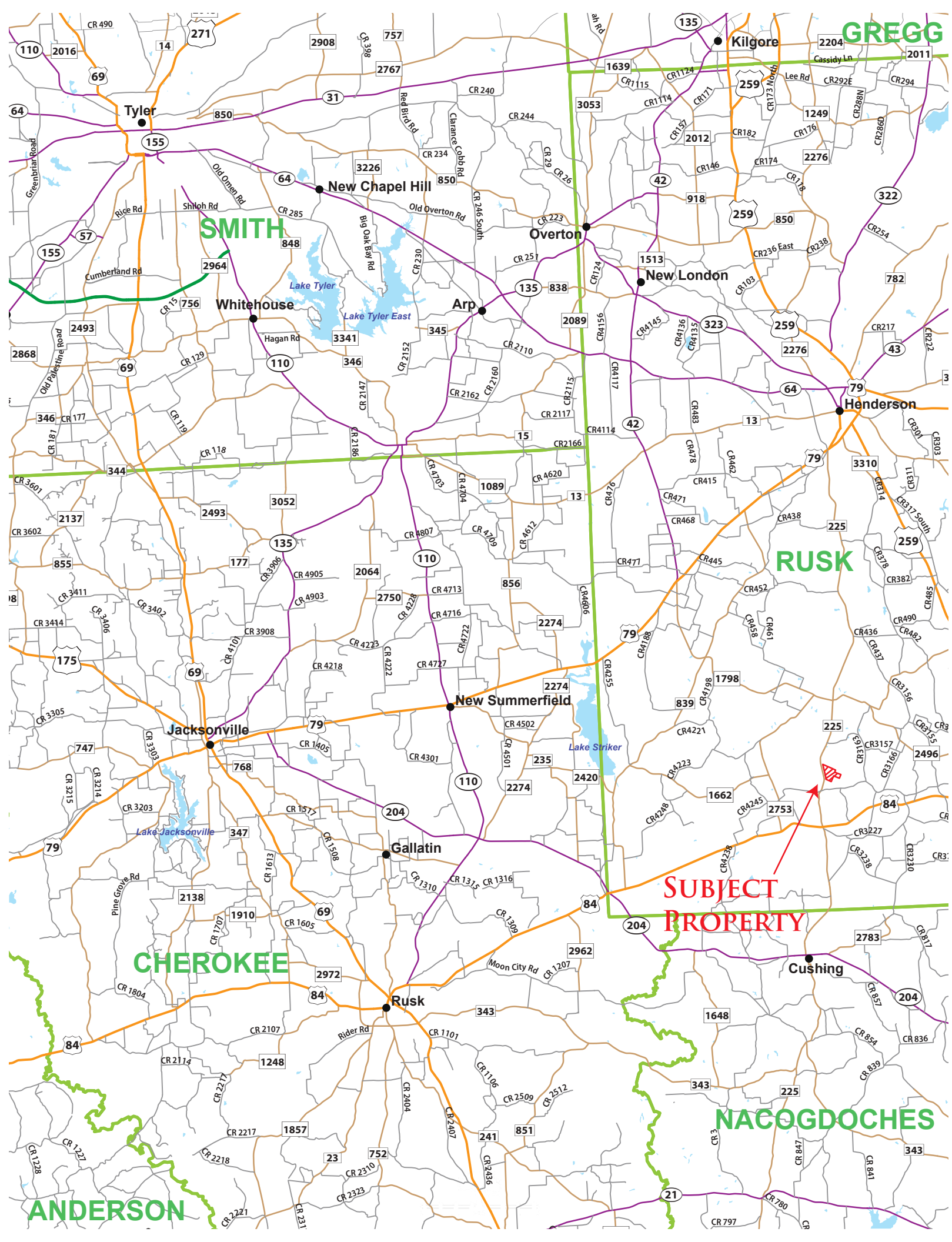
(214) 763-9565 mobile

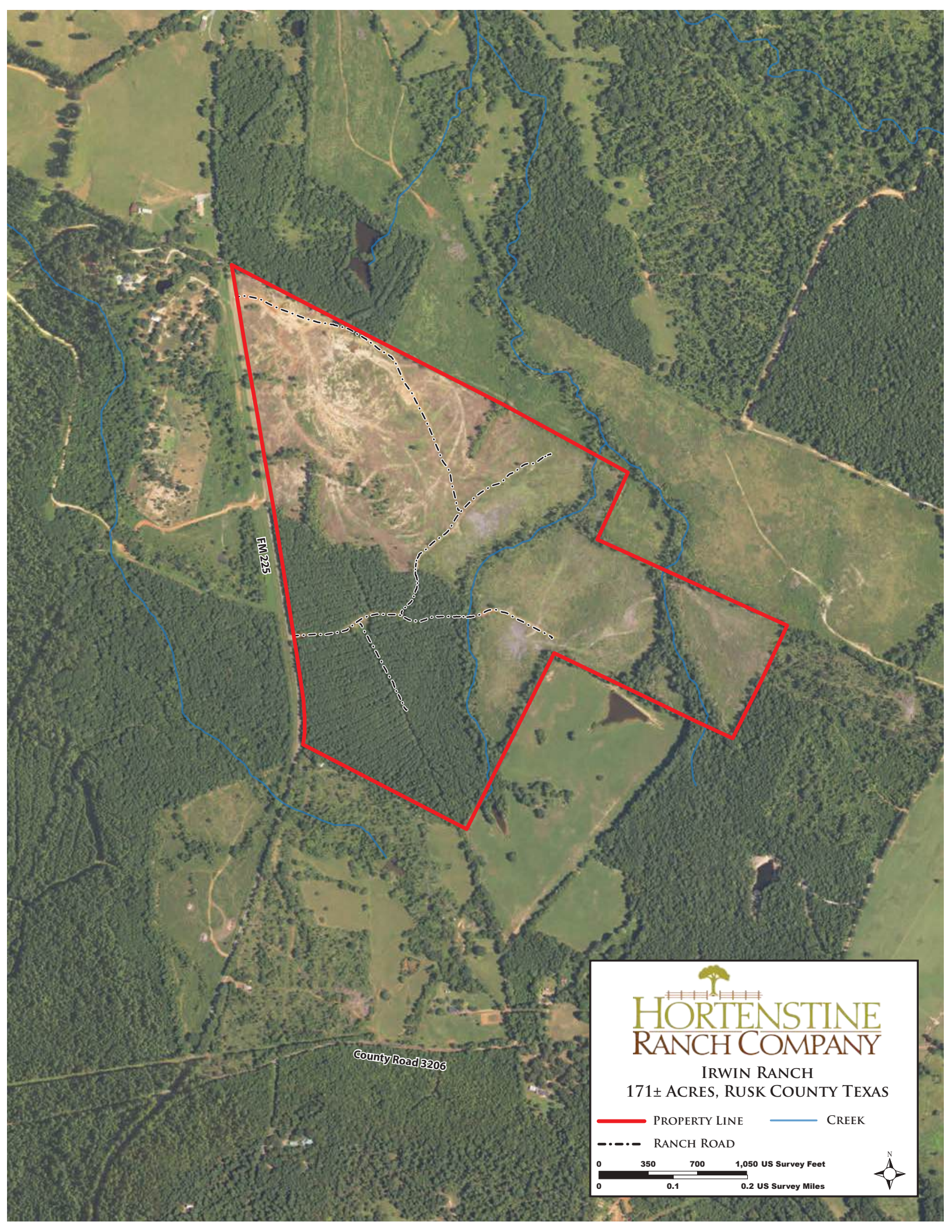
justin@hrcranch.com



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FM 225

County Road 3206

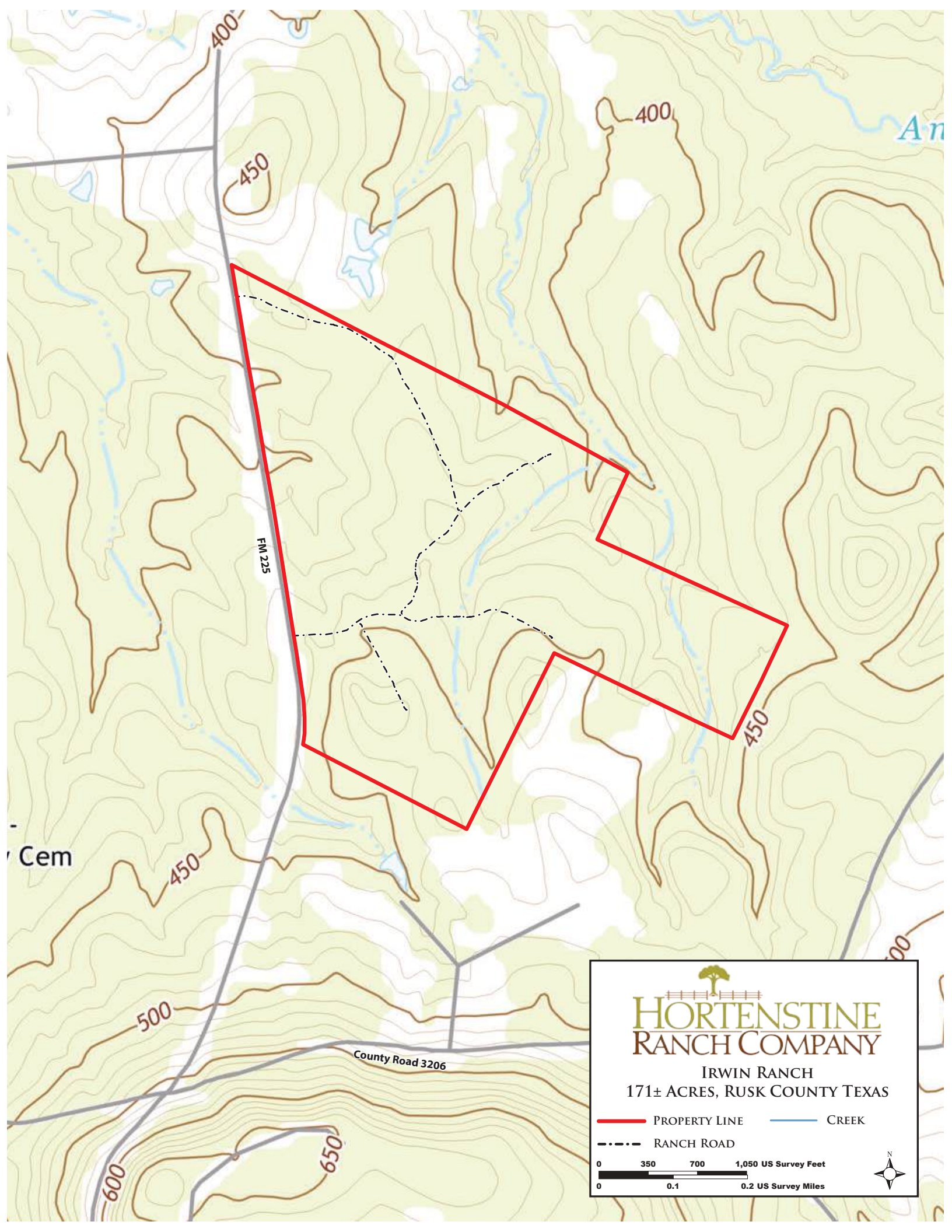
HORTENSTINE
RANCH COMPANY

IRWIN RANCH
171± ACRES, RUSK COUNTY TEXAS

— PROPERTY LINE — CREEK
- - - RANCH ROAD

0 350 700 1,050 US Survey Feet
0 0.1 0.2 US Survey Miles





HORTENSTINE
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IRWIN RANCH
171± ACRES, RUSK COUNTY TEXAS

- PROPERTY LINE
- RANCH ROAD
- CREEK



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