FIVE POINTS RANCH

522± ACRES Van Zandt & Henderson Counties, Texas \$9,500,000





(214) 361-9191 www.hrcranch.com



OVERVIEW: Quintessential East Texas legacy ranch with towering pines and hardwoods, 50+/- acres of surface water featuring a 36+/- acre lake, immaculately cared for improvements, rolling hills, improved pastureland, springs and everything imaginable to entertain all your friends and family. This is a rare and difficult asset to find in a highly desirable area of East Texas being less than 80 miles East of Dallas, TX.

LOCATION: Five Points Ranch is located approximately 80 miles from Dallas (1 hour 15-minute drive) and only ~16 miles SE of

Canton, TX. This is in an exceptional location less than 1 mile south of Edom, 5 miles north of Brownsboro and 8 miles SE of Ben Wheeler, TX.

DIRECTIONS: From Dallas go east on Interstate 20 passing Canton, TX until turning south on FM 314 near Van, TX. Take FM 314 south, going through Edom and continuing for .64 miles until the property's entrance is located on the right or west side of the farm to market road.





LAKE #1: The "big" lake is 36± surface acres of prime East Texas clear water with several coves, fingers and one predominant peninsula. This is the ranch's premier water feature and provides recreational activities such as fishing, wakeboarding, swimming or just relaxing at the boat dock's oversized deck watching scenes of the day. The pristine East Texas lake is 22-24' deep with undulating topography under the surface, open water as well as good subsurface structure for fishing. Water exits the lake via an overflow pipe in the dam as well as an emergency spillway.

LAKE #2: The "small" lake is 7.5+/- surface acres and is stocked with fish. There is a john boat storage facility on the water's edge keeping your boat out of the weather and making it easy to launch. Tree cover surrounds the lake and there is an overflow pipe for this lake as well. A nostalgic wooden bridge crosses one of the spring-fed drainages feeding into the lake.

LAKE #3: The smallest of the 3 lakes measures 3.5+/- surface acres and is surrounded by a mature mixture of hardwood and pine trees. The east bank of the lake was recently mulched providing a scenic overlook of the lake. This lake sits above the big lake and the dam provides a beautiful view of both lakes. This

lake has a pipe and overflow in the dam and water will flow into the main lake when it is at capacity.

SPRINGS & CREEK: Several springs run through the property and feed into some of the lakes and ponds. There are believed to be 2-3 springs that run into the big lake and at least 1 spring that runs into the small lake. There is also 1850+/- feet of spring-fed Murchison Creek with the surrounding low-lying area being locally known as the Stewart Bottom. This area is known to flood during heavy rain events which could present additional hunting opportunities for waterfowl enthusiast.

ENTRANCES/ DRIVE-UP APPEAL: Inviting, stone entrance with "Five Points Ranch" steel arch greets guests upon entering the property on the westside of FM 314. The paved aggregate drive leads a short distance to the house surrounded by massive mature pines and hardwood trees. There is also a secondary entrance to access the barns. The foreman's entrance is across the FM road close to the main entrance. The ranch hand's entrance is near the southern boundary of the property on the west side of FM 314. There is 4000+/- feet of FM 314 road frontage with landscaping along the road providing seclusion for the property.





MAIN HOME: With a timeless East Texas style, the main home is two-stories with 8 bedrooms and 8.5 bathrooms. Built in the late 1980's to early 1990's, and added onto in the early 2000's, the house is in very good condition and has enough beds to sleep 29 people comfortably.

The back porch provides views that feel more like a painting overlooking the manicured grounds surrounding the pool/pool house, manmade rock lined stream with waterfalls flowing into the pine tree lined pond as a backdrop to a perfect back porch setting.

There are two hot water heaters, 65 & 75 gallon tanks, 5 air conditioning units and a shingled roof that was replaced 5-8 years ago. An attached drive through garage leads into the washroom with washer, dryer and sink. There are 2 dining areas and a grand stone wood burning fireplace in main living room downstairs with a wood beam lined two-story ceiling. A stairway leads to an oversized game room with seating for large family gatherings, ping pong table, pool table, built in seating with storage below, small bar/kitchenette and an oversized television perfect for relaxing and cheering on your favorite team. Downstairs- There are 5 bedrooms/ 5 ½ bathrooms. Two of the rooms are bunkrooms with 3 sets of bunkbeds in each with one bathroom each.

Upstairs- There are 3 full bedrooms plus a small room with 3 single beds that would work well for a nursery connected to one of the bedrooms. The king bedroom shares a bathroom with a bunkroom and there is a 2nd bathroom in the hallway for the other bedroom and small living area.

GUEST COTTAGE NEXT TO MAIN HOME: The quaint East Texas cottage is within walking distance of the main home and is estimated to be 1104+/- square feet. The one bedroom/one bath cottage has a wood burning fireplace in the living area for those cool winter evenings. Morning coffee is a must on the front porch in one of the two rocking chairs or the oversized rocking chair for couples desiring to enjoy the sounds of the morning close together. Song birds and butterflies can be found utilizing the lush landscaping surrounding the front porch. The immaculate timeless cottage has been well cared for and is in excellent condition.





AREA AROUND MAIN HOME/ POOL/ IRRIGATION: There is believed to be approximately 30+/- acres of well water irrigated grounds around the improvements with numerous watering zones for those hot Texas summer months. The highly manicured grounds, mature and massive pine and oak trees speckled with an occasional ornamental create a serene setting.

POOL HOUSE: Estimated to be 1851+/- square feet living area with an additional 1462 square feet of covered patios/ porches. The pool house has a sunken sitting area surrounding the rock lined fire place and a full kitchen and bar perfect for relaxing or entertaining. There are also two full bathrooms with shower in each. To top it off is a sauna inside the pool house, perfect for post workout or after a brisk swim in the pool.

POOL: The saltwater pool is surrounded by a stone patio and an elevated hot tub with cascading waterfall that overflows under the walkway to the pool house and down into the pool. The pool area is surrounded by a metal rod iron fence to ease concerns of parents/guest with small children or pets. The pool sits below the main house, a short walk down hill on a rock paved walkway next to a landscaped stone retaining wall with flower beds. The pool and hot tub were recently rebuilt with all new fittings, skimmers, lighting, and re-grout of the surrounding stone patio.

ROCK LINED CREEK: This manmade feature is very impressive and provides the sights and tranquil sounds of a natural running stream with several waterfalls, pools and natural stonework. Water runs from the water well to the stream and then into the scenic pond below keeping it full. There is an overflow pipe allowing water to run water from the pond into Lake #3 above the Big Lake. A pump circulates water from the pond to the upper end of the creek to increase the velocity and amount of water running to each cascading pool.







BARN WITH STALLS: 75' X 55' enclosed horse barn with functional, but older horse stalls inside with a 20' X 75' lean-to on one side for equipment storage. There is an outside wash station for horses and a 12+/- acre pasture with 2 loafing sheds nearby.

BARN WITH SHOP: 36' X 55' barn with high ceiling and roll-up door being utilized as a work shop. There is a 75 X 36' attached and covered lean-to perfect for equipment/ vehicle storage.

FOREMAN'S HOME: 1950+/- square foot home sits across FM 314 near the property's main entrance. All new ductwork, carpet and some drywall work were recently completed. Roof was replaced 5-8 years ago. This home sits on 20.43+/- acres in a great location. There is a high hill with an impressive view and a pond on this property. The acreage is in a perfect location protecting the drive-up to the main property. There is another 2+/- acres just up the road across from the FM road near both the primary entrance and the entrance to the barns. Home has electricity, rural water meter, gas, and a septic system.

RANCH HAND'S HOME: 2040+/- square foot home appears to be in good condition and sits on the west side of FM 314 just down the road from the property's main entrance. House has electricity, water meter, gas, septic system.

ROPES COURSE/ CLIMBING WALL: There is a fun and challenging ropes course with nearby climbing wall in a wooded area that provides a lot of fun and another activity to entertain friends and family.

SKEET & GUN RANGE: Located near the 7.5+/- acre lake is a 100-yard rifle range and skeet range. The skeet range has a high house and a low house as well as 8 stands to shoot from. Clay pigeon machines are fully functional and ready to entertain.









BOAT DOCK: Perched on the NW bank of the main lake is an oversized wood boat dock with a deck perfect for relaxing in the Adirondack chairs. There are two boat slips, places to hang life jackets, and a concrete boat ramp. A big firepit is located up the hill from the dock in a grove of manicured pine trees perfect for a cool fall campfire overlooking the lake.

TERRAIN: Scenic and rolling terrain with 170 feet of elevation change from the NE portion of the property near the headquarters to the SW portion of the property near Murchison Creek. Landscape is heavily wooded, but there are several meadows throughout giving the property a good balance of wooded to open land.

OPEN PASTURES:

- Horse Pasture near Barns
- Front Pasture on FM 314
- Hilly Hay Meadow
- Murchison Creek Meadow

24+/- acres 24+/- acres 6+/- acres

13+/- acres

SOILS: Sandy to sandy loam soils exist and are perfect for trail riding horses. There are believed to be good deposits of clay that were utilized when building the lakes.

VEGETATION: Massive mature pine trees and hardwoods can be found throughout the property. There are dogwood trees, ferns, American beautyberry, some coastal Bermuda pastureland, and a variety of other native grasses, trees, forbs, and shrubs.

WILDLIFE: Whitetail deer and hogs are plentiful. Owner has harvested 4-5 deer in the last 25 years so hunting has been minimal. There are ducks in the fall and winter months on the various bodies of water that can provide good hunting opportunities.

FISHERIES: The big lake has produced black bass over 10 lbs. and owner has begun culling smaller fish to reduce the overall population, which has produced larger fish. Other fish species include crappie, catfish, bluegills, and a variety of baitfish in the 36+/- acre lake. Other lakes and ponds have good fishing, as well.

INTERNAL ROADS & ACCESS: There is a excellent system of roads providing access throughout the property. Some of the roads are iron ore and semi-all-weather.



TRAIL SYSTEM: In addition to the primary internal roads there is also a substantial trail system throughout the property that was recently mulched. These trails are perfect for horses, mountain bikes, hiking, running, riding motorcycles and other recreational activities. Dozens of culverts can be found throughout the trail system to allow water movement and reduce erosion.

MANAGEMENT: Ranch foreman is interested in staying on to continue running the property. He and his family live on the ranch across the road and he has been working on this property for 30+ years and worked for the previous owner. He is a wealth of knowledge and a true asset to the property. New owner would be fortunate to keep him on board.

SURFACE LEASES: None to our knowledge.

FENCING: Fencing is in average condition.

WATER WELLS: Groundwater is abundant in this area. There is one irrigation water well near the house that is 300 feet deep with 6" casing and a 5 HP submersible pump that is pumping 40 gallons per minute (gpm) at 280 feet. This well is used to Replenish the pond below the house, which is the source of irrigation for the grounds around the house.

ELECTRICITY: There is electricity to the homes, pool house, and barns.

GAS & PIPELINE EASEMENT: There is a gas meter providing natural gas to the house. A gas line/ easement runs parallel to FM 314. Foreman and Ranch hands' homes are believed to have natural gas meters as well.

MINERALS: No minerals are owned.

SCHOOL DISTRICT: A-rated Van Independent School District









AREA: Edom, TX is a small, artistic east Texas community. Ben Wheeler is 8+/- miles from the ranch and hosts several good restaurants, live music, and shopping. This is one of the choice destination areas people like to visit in East Texas. Brownsboro is the closest town of size which is located south of the ranch and only 5+/- miles away. Canton is home to the popular First Monday Trade Days (known as the world's largest flea market) and is only 16 miles away from the ranch.

CITY LIMITS: There are 132+/- acres within the city limits of Edom. There are no known ordinances that appear to negatively impact this portion of the property. The acreage in the city limits is on either side of FM 314.

HIGHWAY CLEANUP PROGRAM: You will notice blue highway cleanup signs on your way to the property showing the stretch of FM 314 that the owners participate in cleaning up trash a couple times a year to contribute to the local community.

FURNITURE: House, guest house and pool house are all tastefully furnished and ready to accommodate friends and family very comfortably. Furniture is negotiable.

PROPERTY TAXES: 2021 taxes were \$50,217. Majority of the property is agriculturally exempt.

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: \$9,500,000

CONTACT:

Hortenstine Ranch Company, LLC (Broker) 12740 Hillcrest Road, Suite 230, Dallas, TX 75230 214.361.9191 office

Cash McWhorter- Broker/Partner (469) 222-4076 mobile cash@hrcranch.com

Blake Hortenstine- Broker/Partner (214) 616-1305 mobile blake@hrcranch.com

Chance Turner- Agent (972) 765-7326 mobile chance@hrcranch.com









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VAN ZANDT & HENDERSON COUNTERS, TEXAS \$9,500,000



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