

TYJ RANCH
476.41± ACRES
UPSHUR COUNTY, TEXAS
\$3,639,772




HORTENSTINE
RANCH COMPANY

(214) 361-9191
www.hrcranch.com

TYJ RANCH

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PROPERTY DESCRIPTION: TYJ Ranch is a unique and versatile offering in Gilmer, Texas, located two hours east of Dallas. This beautiful and productive land is ideal for grazing cattle, hunting, and fishing.

Situated on a quiet county road, the property features an all-weather rock entrance road leading to a well-appointed 3,500 sq. ft., one-bedroom, one-bath barndominium with living room, kitchen and ample shop space. The front porch overlooks a pond and a large food plot, providing the perfect spot to enjoy your morning coffee while observing deer and other wildlife. The ranch boasts a well-balanced mix of improved and native pastures, spring-fed creeks lined

with giant hardwoods, mature timber stands, planted pine trees, and abundant water resources. Its rolling topography offers stunning views, multiple building sites for a main house or lodge, and excellent opportunities for wildlife habitat development and land stewardship.

LOCATION: TYJ Ranch is located between Gilmer and Winnsboro, Texas, in northwest Upshur County. The property is less than two hours east of Dallas, 18 miles southeast of Winnsboro, and 13.2 miles from Gilmer. Positioned just east of the Wood County line, the ranch offers one mile of paved county road frontage on Giraffe Road. The ranch is also located just 8.5 miles from the boat ramp at Lake Gilmer.

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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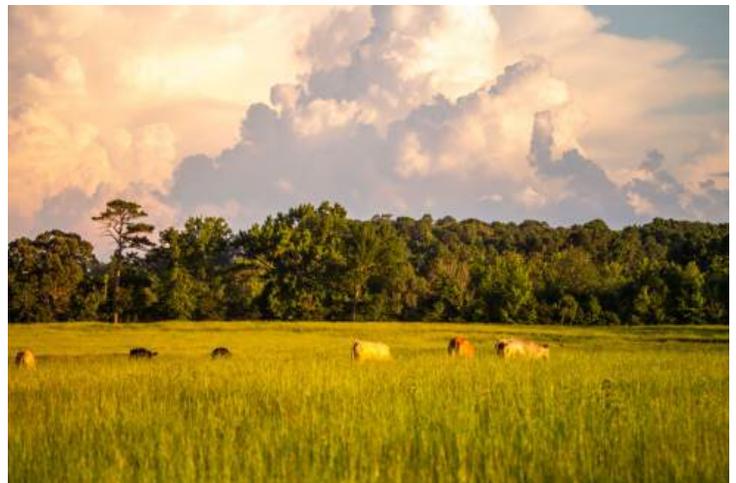
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TERRAIN: TYJ Ranch is defined by its rolling topography, featuring ridges on both the north and south ends of the property, with Caney Creek Valley running between them. The pastures are ideal for grazing and are sheltered by mature hardwood trees, while bottomland pastures flourish alongside the meandering Caney Creek.

The property ranges in elevation from 350 to 430 feet above sea level, with well-drained topography. A portion of the land along Caney Creek lies within the FEMA floodplain.

Well-maintained areas with mature timber and excellent tree cover enhance the property, while improved trails provide reliable access throughout the ranch. The blend of open pastures and wooded areas allows for cattle grazing, hunting, trail riding, and hay production.

SOILS: The ranch features predominantly sandy loam soils, with portions classified as Lilbert and Bowie loamy fine sand. The wooded drainages consist of Cuthbert fine sandy loam, while the creek bottoms lie in mostly Lulus fine sandy loam. With proper lime and fertilizer applications, productivity can be maximized based on soil tests. Without amendments, the native soils do well for growing pine timber and Bermuda grass alike.



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WATER & FISHERIES: Water features include seven ponds (0.14–0.77 acres each), a 2.12± acre lake, and a large, scenic 15± acre lake stocked with bass, bluegill, and other fish species.

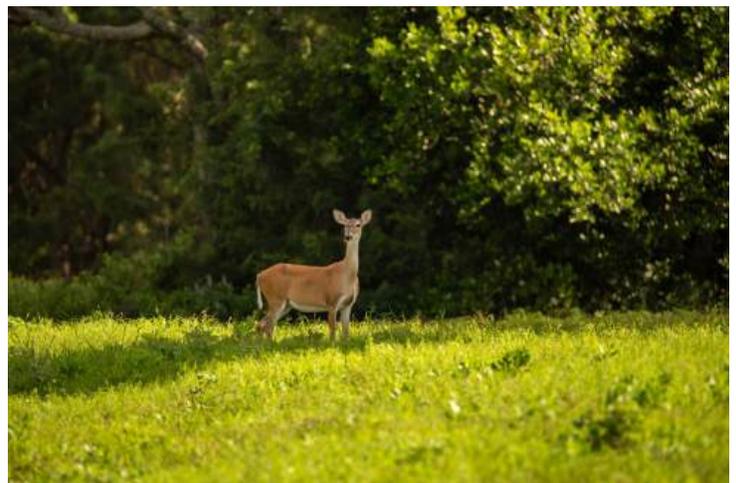
The 15-acre lake offers excellent bass fishing, featuring deep water, standing timber for structure, and shallow flats ideal for springtime spawning. The smaller lake and stock ponds also provide good fishing opportunities.

The six strategically placed stock ponds provide water for cattle, livestock, and wildlife. Caney Creek bisects the property for approximately one mile, fed by natural springs and seasonal creeks. Over time, the creek has created natural sloughs and shallow wetlands that attract waterfowl in the fall and winter. These areas could be enhanced through water management and habitat improvements.

WILDLIFE: The ranch showcases a diverse habitat with managed and native hardwood stands, supporting abundant wildlife. Timber varieties include red and white oaks, pecan, sycamore, black gum, dogwood, pine, cedar, persimmon, with willow, water oak, and river birch along riparian areas. The property features a mosaic of native and improved pastures, creating a rich habitat for wildlife.

The property has been lightly hunted by the family, preserving its excellent wildlife habitat. The stock ponds and lakes attract large numbers of waterfowl, making for outstanding duck hunting. Several areas along Caney Creek are well-suited for wetland development.

The ranch supports a thriving native deer population, with scattered oak motts creating a natural transition between feeding and bedding areas. Other wildlife includes hogs, coyotes, varmints, migratory ducks, geese, and doves, offering diverse hunting opportunities.



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CATTLE: The grazing rights are currently leased to a neighboring landowner with a similar-sized property and additional adjacent grazing land. Although no hay production is currently underway, the potential exists. The grazing tenant estimates the land can support approximately 60 animal units under normal conditions.

PASTURES: The ranch consists of approximately six pastures, featuring a mix of coastal Bermuda and native grasses. This diverse landscape includes improved pastures, native timber, creeks, and uplands.

FENCES AND PENS: The perimeter fencing is in good condition, while interior fencing is in fair to good condition. There are working pens located in the north and south-central portions of the ranch. Two pens are in use, while one requires maintenance.



ACCESS: The ranch is easily accessible via paved county road, with an extensive internal road and trail system allowing for easy travel throughout the property.

MAIN HOME: A 50x70-foot, 3,500 sq. ft. barndominium, constructed in 2020, sits between two scenic ponds. It includes one bathroom, one bedroom, a kitchen, and a living area, making it an ideal future guest home.

BARN: The property includes an equipment barn and a commodity barn, both in fair but functional condition. They provide ample storage for boats, ATVs, hunting blinds, tools, tractors, and other equipment.

EASEMENTS: The ranch has one gas line easement in the northeast corner and an electrical easement supplying power to the barndominium.

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UTILITIES:

- Water- Sharon Water Supply provides water to the area, with a water line along Giraffe Road and meters available.
- Groundwater- The Corrizo-Wilcox aquifer is the primary groundwater source in the area.
- Electricity- Upshur Rural Electric Cooperative supplies power to the property.

MINERALS: The owner does not believe they own any mineral rights and will not reserve any minerals in the sale. To our knowledge, there are no O&G leases or active production on the property.

TAXES: The property is agriculturally exempt. 2023 property taxes were \$3,306.95.

SCHOOL DISTRICT: The property is located within both the Harmony School District and the Union Hill School District.

PRICE: \$3,639,772 (\$7,640 per acre)



BROKER & COMMISSION DISCLOSURE: The Buyer's Agent/Broker must be identified upon first contact with the Listing Broker/Listing Agent, and the 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.

Hortenstine Ranch Company, LLC (Broker)

12740 Hillcrest Road, Suite 230
Dallas, TX 75230

Stephen Schwartz- Agent

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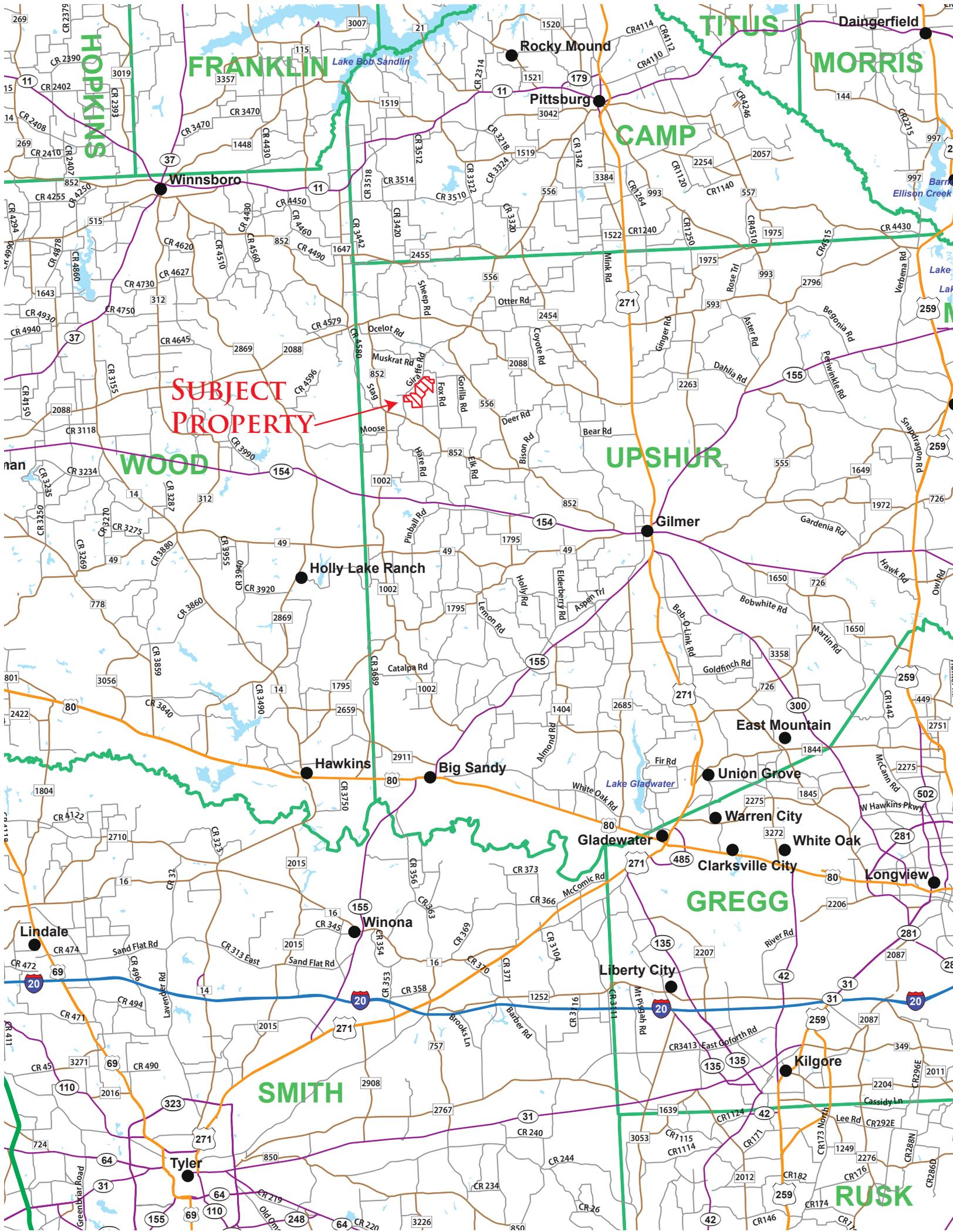
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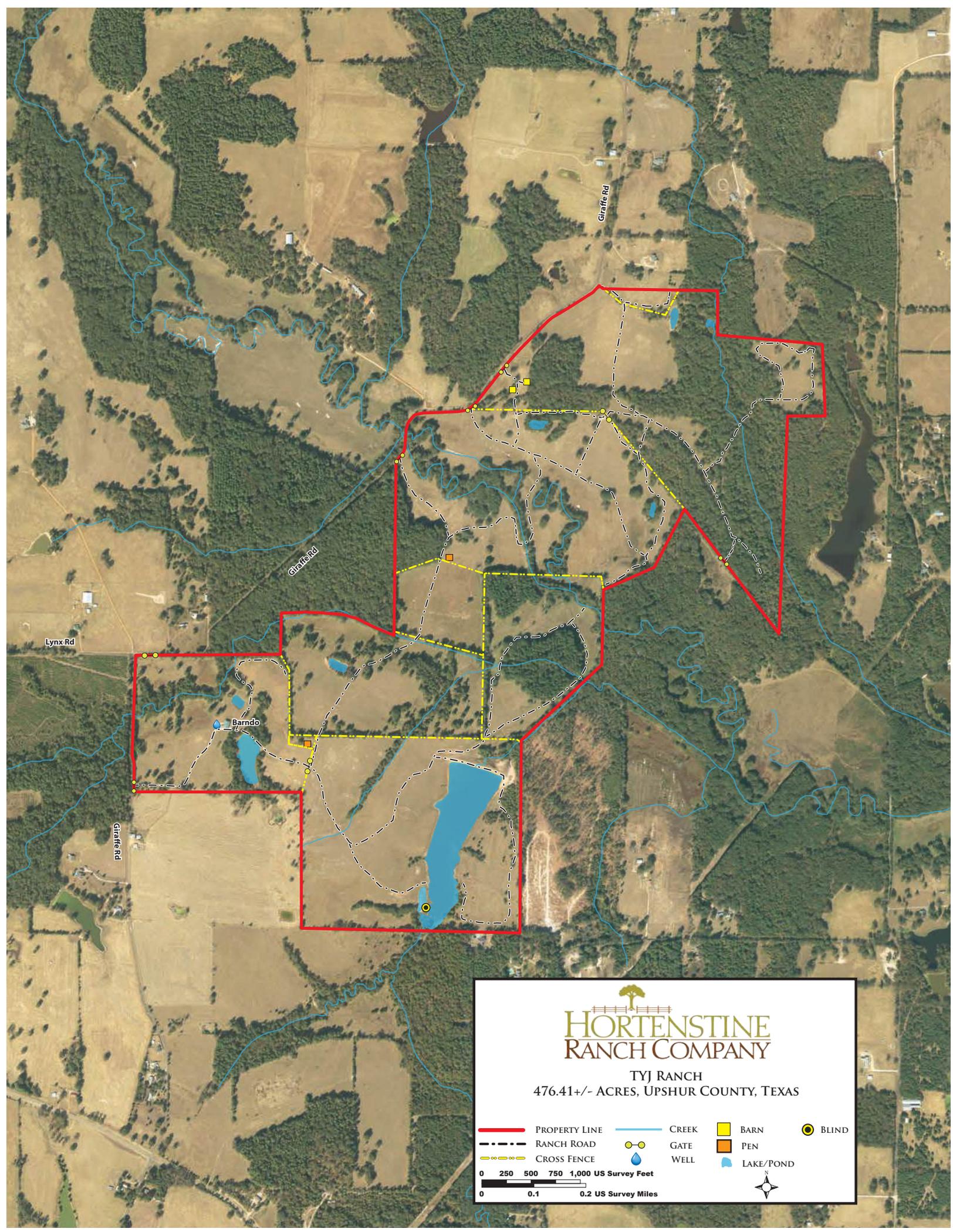
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**SUBJECT
PROPERTY**



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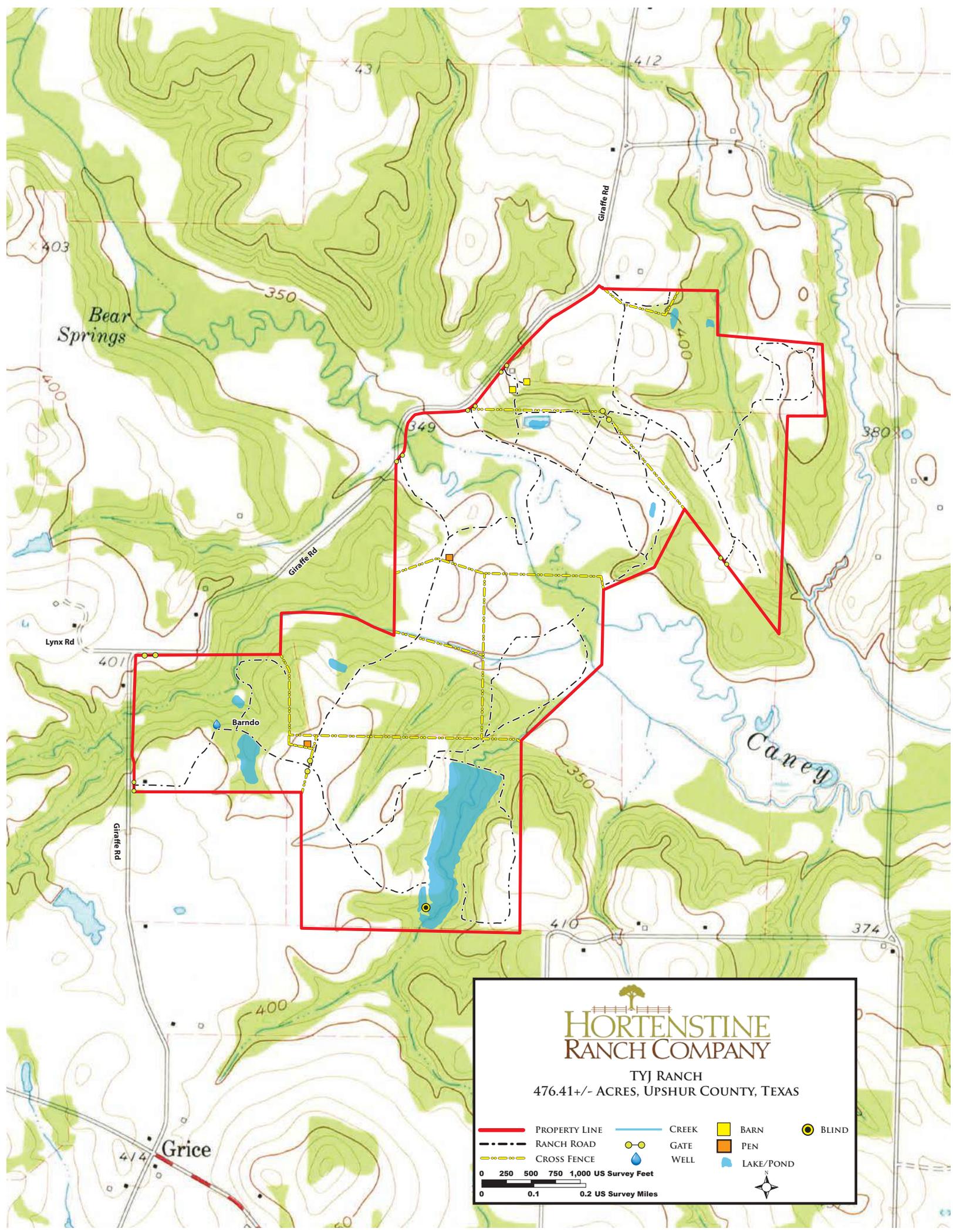
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	PROPERTY LINE		CREEK		BARN		BLIND
	RANCH ROAD		GATE		PEN		WELL
	CROSS FENCE		LAKE/POND				

0 250 500 750 1,000 US Survey Feet

0 0.1 0.2 US Survey Miles

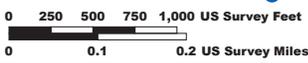


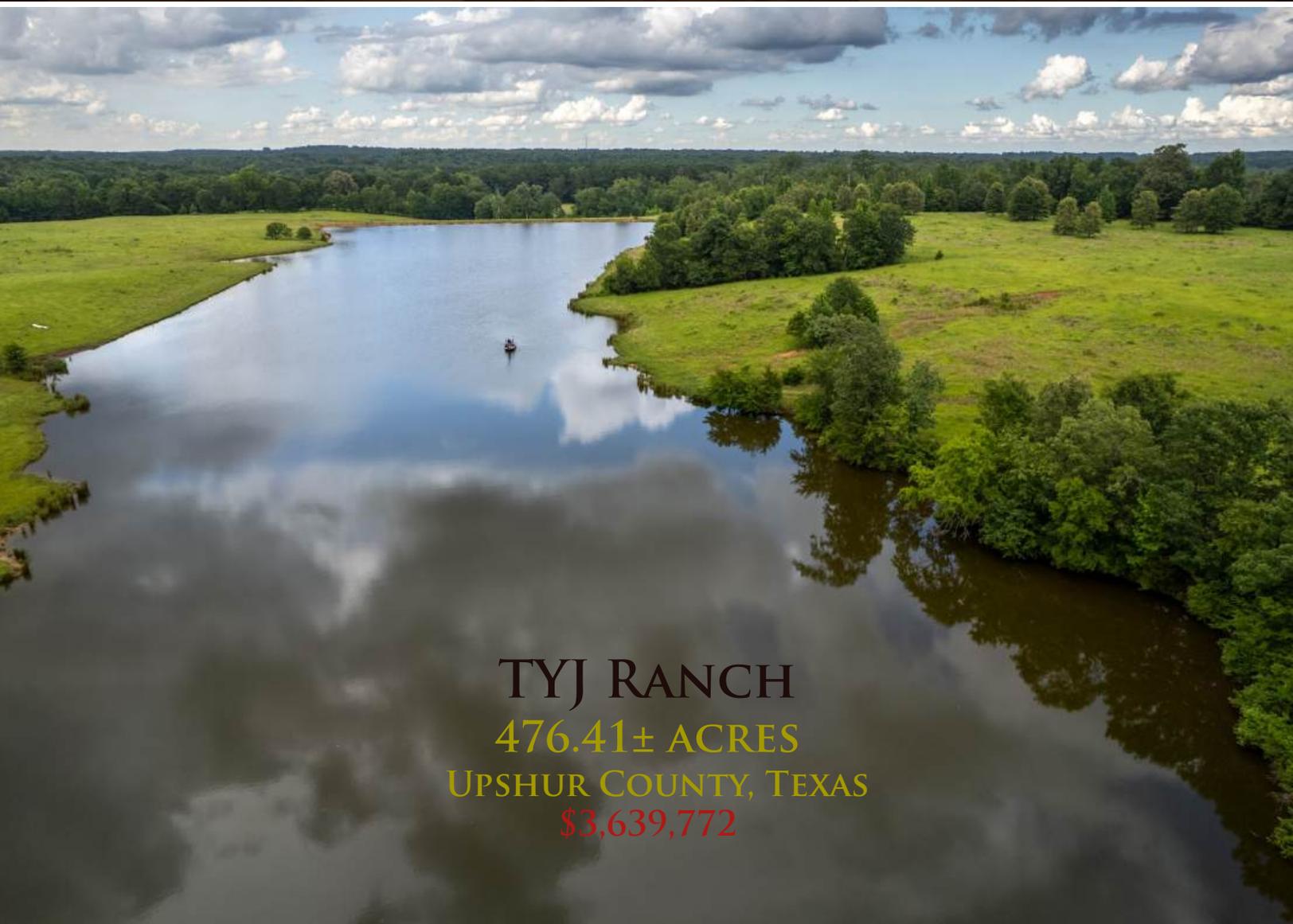


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|--|---------------|--|-----------|--|------|--|-------|
| | PROPERTY LINE | | CREEK | | BARN | | BLIND |
| | RANCH ROAD | | GATE | | PEN | | WELL |
| | CROSS FENCE | | LAKE/POND | | | | |





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