

ROLLING K RANCH

466.924± ACRES

SMITH COUNTY, TEXAS

\$5,450,000



(214) 361-9191
www.hrcranch.com

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LOCATION: Rolling K Ranch is located on FM 1253 near Lindale, TX. The ranch is situated between Van and Lindale, TX. near the Garden Valley Golf Club. Conveniently, the property lies 81 miles east of Dallas, TX., 24 miles northeast of Canton, TX., 22 miles northwest of Tyler, TX., and a quick 12 miles south of Mineola, TX.

OVERVIEW: The Rolling K Ranch is a scenic and supremely-balanced 466+/- acre combination recreational and agricultural production ranch with excellent water features, a spacious custom home, foreman's home, barndominium and supporting improvements. The property boasts pristine hardwood timber, managed Pine timber, fertile/productive pastures and notable,

fishable surface water including a beautiful a 2.7+/- acre lake and multiple ponds up to 1.5 surface acres in size. Spring fed creeks offer scenic recreation, potential lake/pond sites and lend well to wildlife habitat. Exceptional topography and green pastures foster gorgeous views from the home sites. White tail deer and other wildlife thrive in this location. For the cattle and/or horse enthusiasts, improved pastures abound! The quiet, asphalt private access road and interior ranch road offer all-weather access into the property. The ranch has all weather access from FM 1253 on the west side, from along County Road 445 to the east and County Road 450 to the north.

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IMPROVEMENTS: The gated entrance leads way to the winding paved driveway providing a view of the picturesque home, outstanding topography, abundant timber and surrounding pastures. The ranch home is nestled amongst old growth hardwoods and Pine trees in a private and secluded location with an incredible view of the pastures interspersed with majestic Oak trees. This custom three-story home inspired by Frank Lloyd Wright's Falling Water features 3,300+/- SF (Per CAD) boasting 4 bedrooms, 3.5 baths, 2 living areas and a multi - car garage. A convenient covered walkway connects the home to the garage where a magnificent garage apartment is located above the garage and is comprised of approximately 850 +/- SF boasting 1 bedroom, 1 bath, a full kitchen, living area with built in fireplace and a scenic balcony.

In near proximity to the ranch home, is an inviting party barn yielding approximately 3,000 SF with copious room for entertainment and storage. The barn is complimented by roll up doors, a full kitchen, bunk room and and full bathroom.

Located on the east side of the ranch near to FM 1253, is a cozy brick home comprised of 1,835 SF (Per CAD). Constructed in 2016, the home is in excellent condition and boasts 3 bedrooms, 2 full bathrooms, spacious living and kitchen areas and a 2 car garage with storage area. The "Headquarters Barn" and livestock working pens are located nearby for storage of farm equipment and implements.

On the west side of the property, County Road 445 leads to a spacious 1200+/- SF R-panel barndominium with 2 bedrooms, 1.5 bathrooms, open living area, full kitchen and roomy, foam insulated shop space with roll up doors.



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TREES, GRASSES, FORBS AND SOIL: The ranch is located where the Post Oak Savannah and Piney Woods regions of Texas converge. With approx. 210+/- acres of native and planted timber, the tree species include varieties of Live Oaks, White Oaks, Post Oak, Hickory and Cedar together with native and planted Pine timber. An abundance of native browse and forbs compliment wildlife production. The ranch consists of 250+/- acres of native and improved pastures. Most pastures have an abundance of Coastal Bermuda, Tifton 85, and clover together with native grasses such as Little Bluestem and bunch grasses. The ranch is fenced and cross-fenced into multiple pastures for rotational grazing, hay production and wildlife food plots for wildlife production. The majority of the property's upland terrain is dominated by Redsprings sandy loam while Elrose and Kirvin Loams dominate pastures and middle elevations on the property. Owentown and Attoyac loam can be found in the lower elevations and within the creek drainages.

WATER: A well positioned 2.7+/- acre lake and 1.5+/- bass pond are located in the Northwest portion of the ranch adjacent to the "Headquarters Barn." The lake fishes very well for Largemouth Bass. The ranch boasts surface water from east to west with

additional ponds up to 1+/- surface acre in size. There are also multiple stock tanks interspersed through the property. Two tributaries from Rock Creek flow through the property moving south from the northeast and northwest corners. A total of three water wells provide water to the improvements on the ranch. The Carrizo - Wilcox is the major aquifer under the property.

TOPOGRAPHY: The ranch has excellent topography with well-drained soils and only 14+/- acres located within the FEMA floodplain. The highest point on the property is approximately 650' ASL near the main home eventually sloping down to the lowest point just below 420' ASL on the northwest portion of the ranch.

WILDLIFE AND FISHERIES: The property has been hunted lightly in the last decade and consequently possesses a healthy deer population. There are several additional areas that could be developed into food plots and hunting areas for deer. Waterfowl can be frequently found on the lakes and ponds across the property. The main lake is an established, mature fishery having been stocked with Largemouth Bass, panfish, and baitfish. A few of the other lakes/ponds offer fishing opportunities.



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UTILITIES: Three water wells provide water service to the improvements on the property. Electricity is provided by Wood County Electric Co-op.

PROPERTY TAXES: The majority of the property carries an agricultural exemption. Ask Broker for details.

SCHOOLS: Lindale ISD

PRICE: **\$5,450,000.00**



CONTACT:

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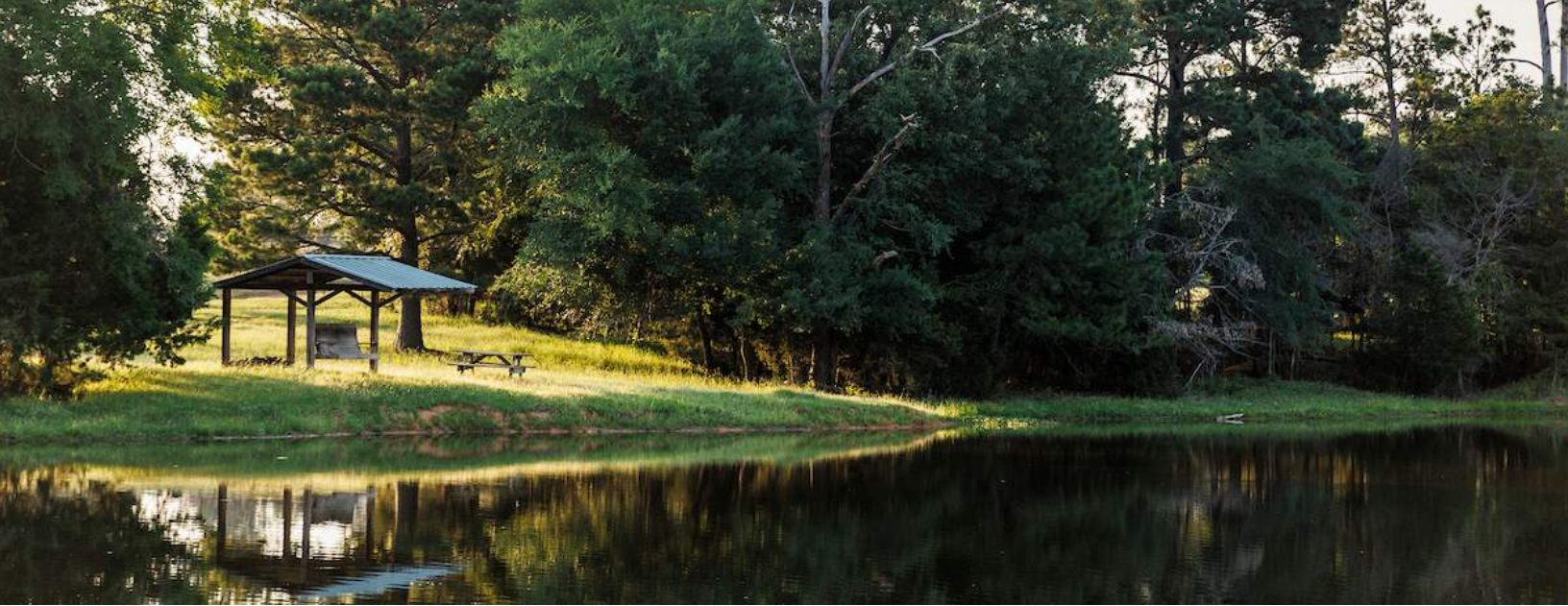
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BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.



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