

DEXTER RANCHES

511± ACRES

COOKE COUNTY, TEXAS

\$9,045,250

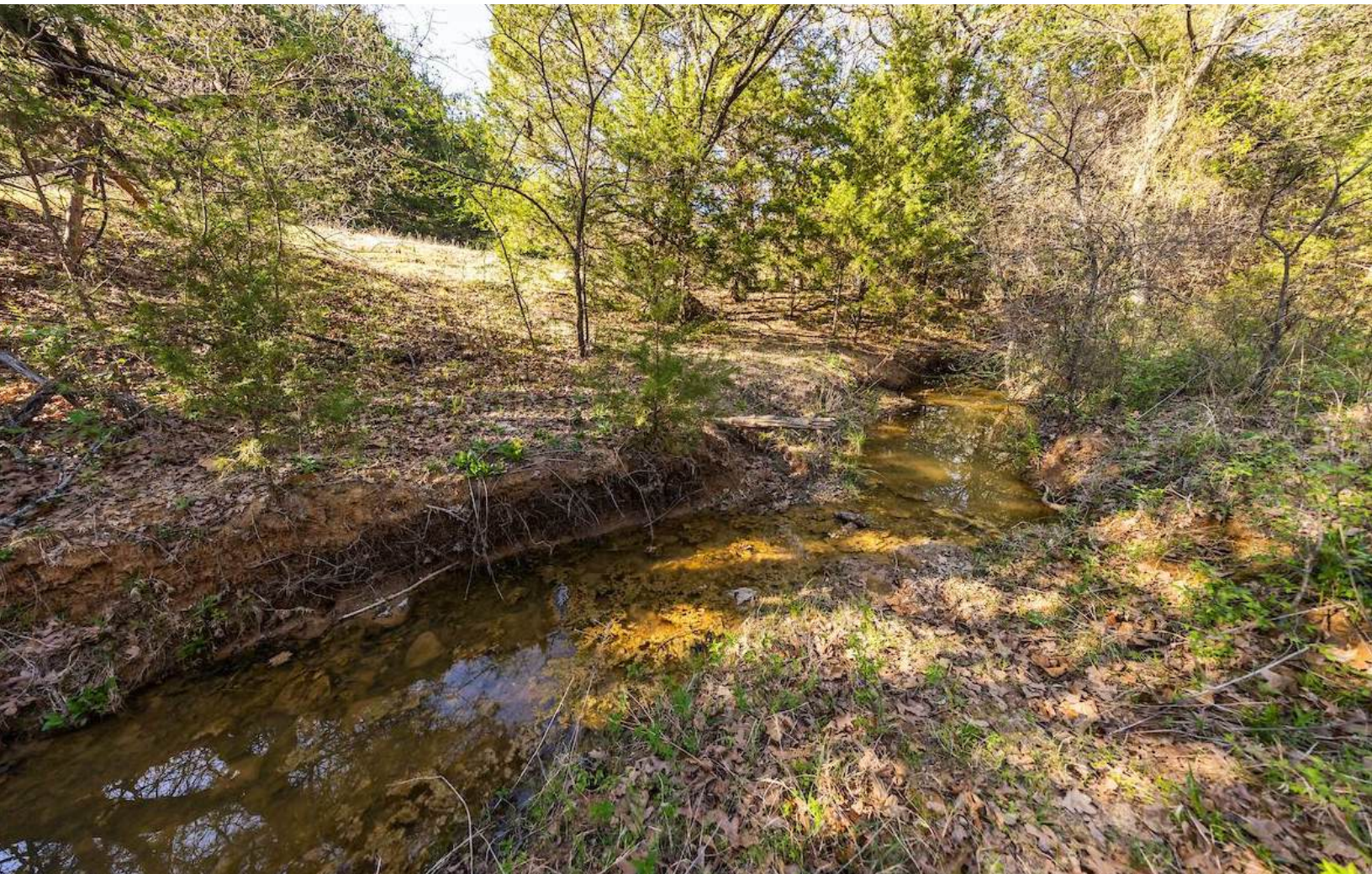



HORTENSTINE
RANCH COMPANY

(214) 361-9191
www.hrcranch.com

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PROPERTY OVERVIEW: The Dexter Ranches are a collection of five strategically located parcels totaling 511± acres along the Cooke-Grayson County line, in the heart of North Texas. This multi-tract offering blends productive open pastures, gently rolling hardwood ridges, and excellent access, blending strong long-term development and investment potential. Conveniently situated near the community of Dexter, with frontage along CR-100/Ham

Bates Rd, CR-101/Dairy Lane and CR-103; and in close proximity to US-377, US-82, I-35, and the expansion of the North Texas Tollway. Dexter Ranches lies within easy reach of Whitesboro, Gainesville, Sherman, and the rapidly growing Dallas-Fort Worth metroplex. The property is ideally suited for cattle operations, family legacy estate, or strategic land investment in one of North Texas's most sought-after rural markets.

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 & ACCESS: The Dexter Ranches are positioned in a desirable rural corridor of Cooke and Grayson Counties, with the five parcels benefiting from road frontage along CR-100/Ham Bates Rd, CR-101/Dairy Lane and CR-103. Proximity to U.S. Highway 377 & 82, Interstate 35 and other major corridors offers quick access to Gainesville (Cooke County), Whitesboro and Sherman (Grayson County), Lake Texoma, and the expanding DFW metroplex.

WATER FEATURES: Each parcel includes surface water in the form of stock tanks, save for the central 100+/- acre tract which waters livestock & wildlife with a small seasonal drainage. Sycamore Creek begins on the 101+/- acre tract, moves through the 59 +/- acre tract, and wraps along the northern boundary of the 162+/- acre tract.

TERRAIN & SOILS: Classic North Texas topography with gently rolling hills, open meadows, timbered draws, and natural elevation changes that create scenic views. Soils are almost entirely made up of different fine sandy loams, with

some rockier soils along ridgelines - both supporting pasture grasses and hardwood timber growth.

TREE COVER: 15-20% of the properties consist of mature stands of post oak, blackjack oak, pecan, elm, cedar, sycamore, walnut, mesquite and other species native to the greater Red River Valley & North Texas.

WILDLIFE & HUNTING: The property supports healthy populations of whitetail deer in an area known for producing trophy quality bucks in Cooke and Grayson Counties; Rio Grande turkey, feral hogs, coyote, bobcat, and abundant songbirds also live on the property.

CATTLE, PASTURES & FENCES: Approximately 75-80% of the properties consist of native pastures suitable for cattle grazing. Existing cross & perimeter fencing across the parcels supports livestock management but is largely in average condition. The terrain and forage make Dexter Ranches well-adapted for a productive cattle operation alongside its recreational uses.



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MINERALS: Surface only.

ELECTRIC UTILITY: Electricity in the area is provided by Pentex Electric Cooperative. A map of existing area lines is available upon request.

GROUND WATER & WATER WELLS: Groundwater Water wells are common in this area and groundwater is high quality. Local water wells are typically 600-800 feet in the Trinity Aquifer. There is no Co-Op or Municipal Water in the immediate area.

AREA HISTORY: 200 years ago, the line between eastern, agrarian Caddo tribes and the violent, nomadic Comanches of the west was a stark boundary found here in Cooke County. Heavily timbered forests lay to the East, with ample rainfall to support agricultural efforts. To the west, seemingly infinite open grass prairies were home to enormous populations of bison, deer, and elk. Wars were waged along this line, in hopes of asserting claim to the boundless game, the deep canyons, elevated camp sites, and opportunity found here. Incorporated in 1848, the county was named after a hero of the Texas Revolution, William McKinley Cooke, who fought at the Battle of San Jacinto and served as Chief Clerk of War for the Republic of Texas. Later, the Butterfield Overland Mail Route would cross this part of North Texas, carrying mail and wealthy passengers from St. Louis, Missouri, and Memphis, Tennessee, along some 2,800 miles to San Francisco. Today, the countryside still exudes the same wild nature that appealed to past civilizations.

LAKE TEXOMA: Impounded in 1944 and just a short distance to the east of Jenny Creek Ranch, Lake Texoma is a renowned fishery and recreational lake found along the border between Texas (Grayson and Cooke Counties) and Oklahoma (Bryan, Marshall and Love Counties). This 74,000+/- surface acre lake is controlled and operated by the US Army Corps of Engineers and attracts over 6 million visitors every year. The two major tributaries of Lake Texoma, the Red and Washita Rivers, make Texoma one of the few freshwater lakes in the United States with a self-sustaining, landlocked population of striped bass. Black bass are also present in Lake Texoma, including Largemouth Bass, Smallmouth Bass, and Spotted Bass. Catfish include Channel Catfish, Blue Catfish, and Flathead Catfish. The current Texas state record Blue Catfish was caught here in 2004, weighing 121.5 pounds. Fishing guides operate year-round on Lake Texoma and can accommodate families or large groups.

Information provided by TPWD - [Lake Texoma](#).

Maps and descriptions of Public Access Points can be found by visiting [TPWD - Lake Texoma Public Access Points](#).



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AIRPORTS: Dallas/Fort Worth International Airport (DFW) is a full-service international airport located 90+/- miles south of the Dexter Ranches. Gainesville Municipal Airport (KGLE) & Sherman Municipal Airport (KSWI) are each about 25+/- miles southwest and southeast of Dexter, respectively.

HOSPITALS: North Texas Medical Center in Gainesville (Cooke County) is a full-service, 24-7 hospital that serves the immediate area and is a 30-minute, 23-mile drive from Dexter. Additional facilities in Sherman (Grayson County) include Sherman Medical Center, Baylor Scott & White Surgical Hospital at Sherman, and Texoma Medical Center.

SCHOOL DISTRICT: Whitesboro Independent School District.

PROPERTY TAXES: The property taxes for 2025 were estimated to be \$857.

PRICE: \$9,045,250 (\$17,701.08 PER ACRE)

SUBDIVIDING/PARCELING: Owner would consider selling specific tracts separately, with an acceptable offer & terms.

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:

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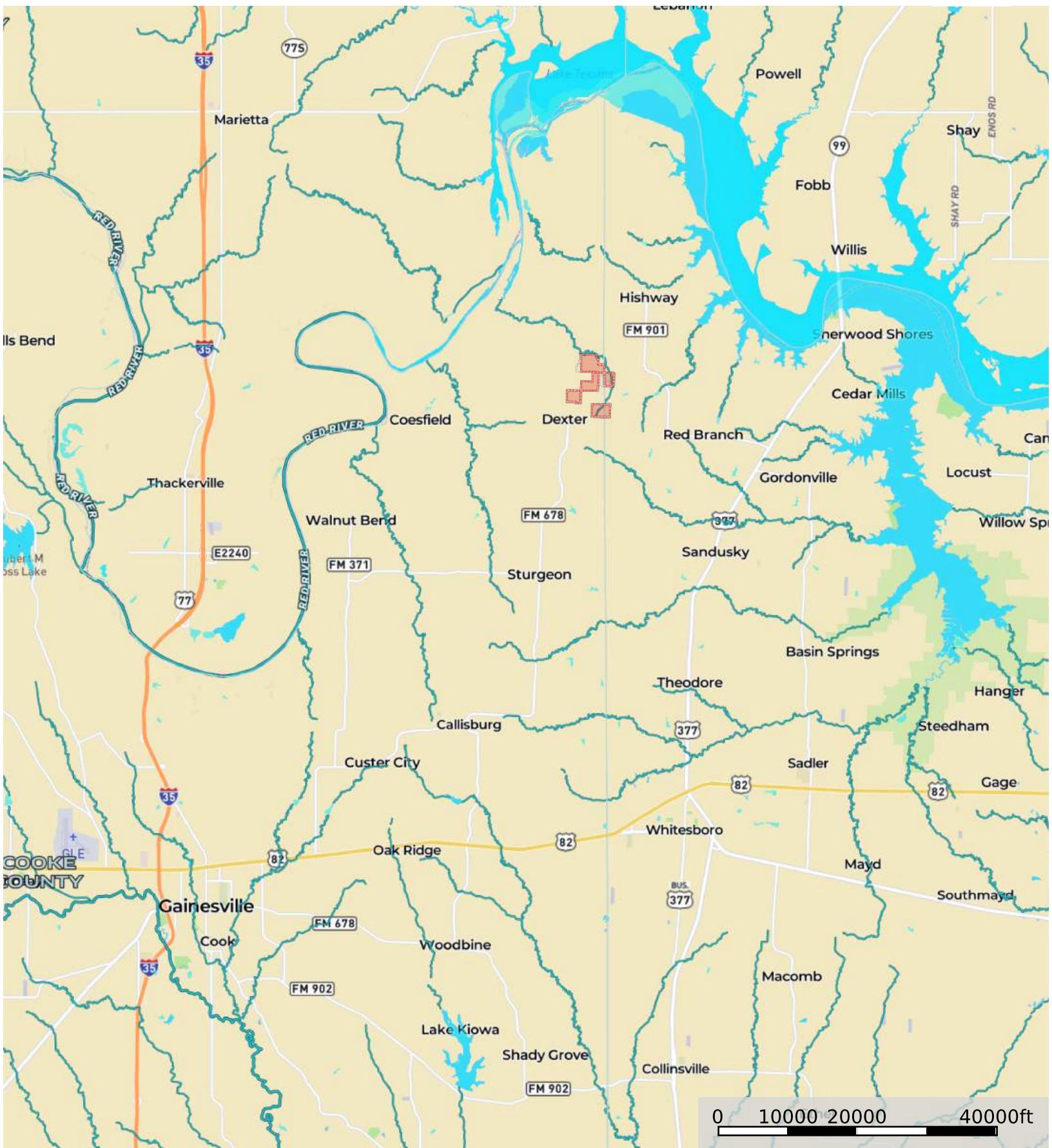
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Cooke & Grayson Co's, Dexter Ranches, 511+/-acres

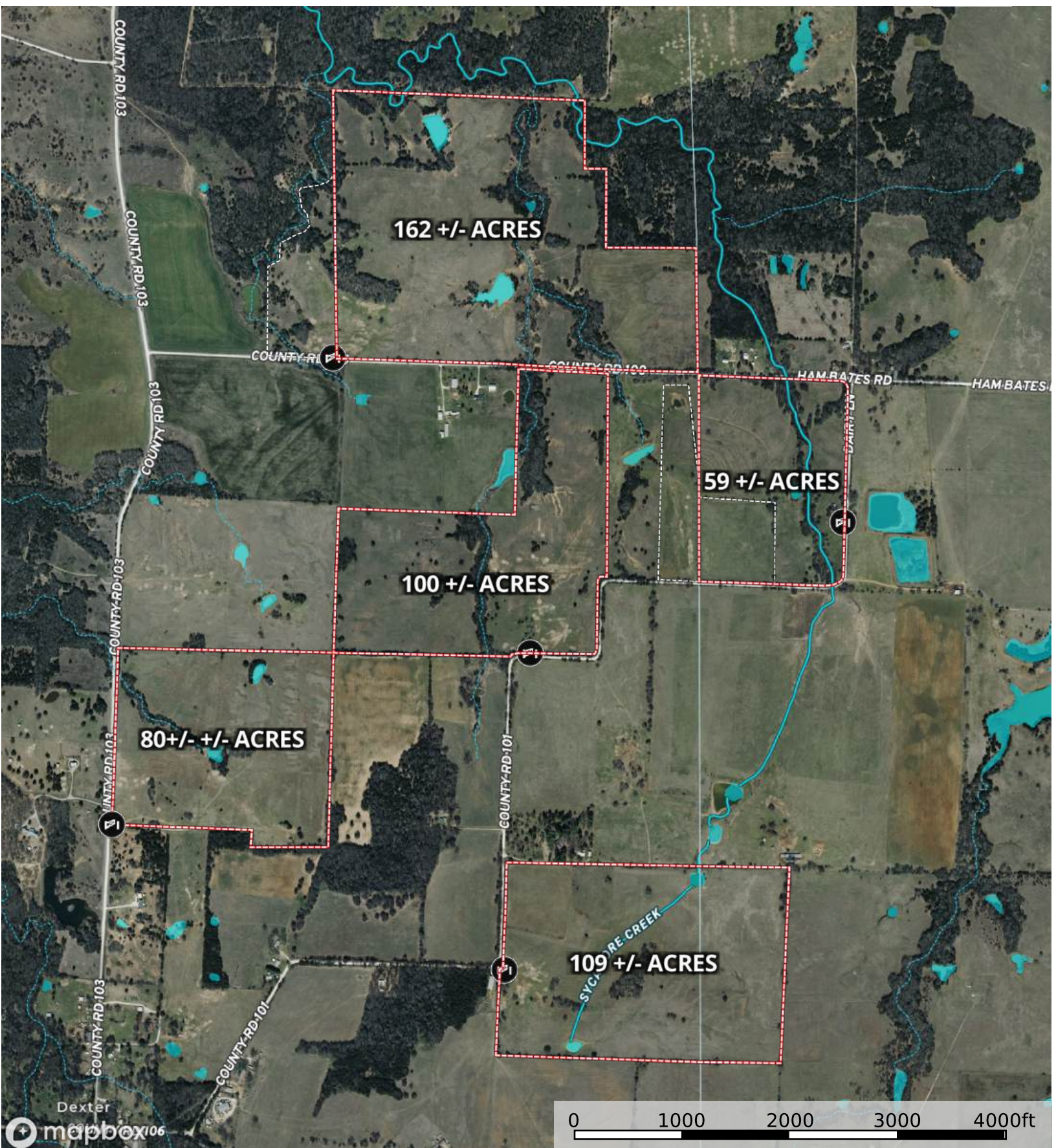
Cooke County, Grayson County, Texas, 511 AC +/-



- Fence
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

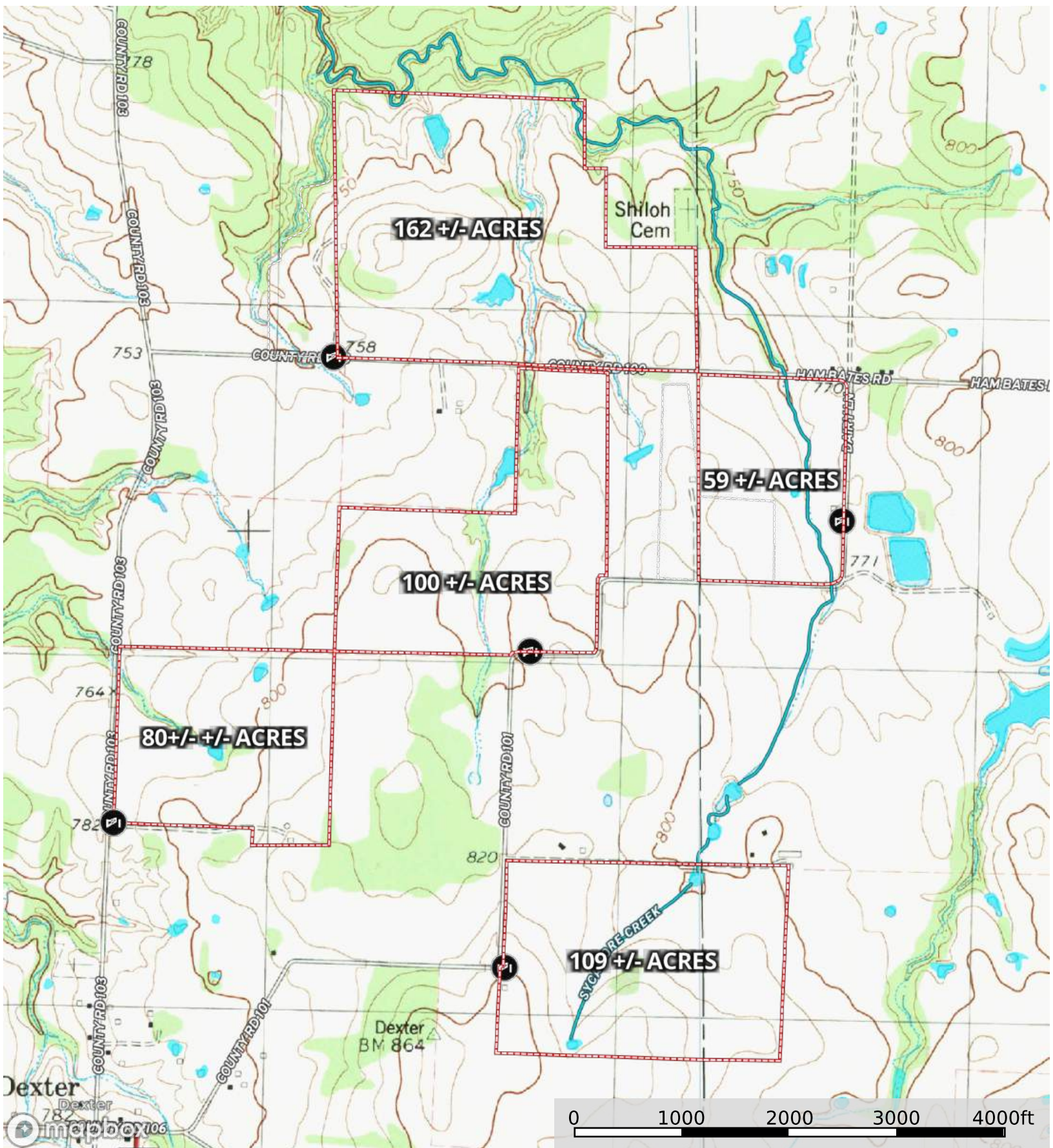
Cooke & Grayson Co's, Dexter Ranches, 511+/-acres

Cooke County, Grayson County, Texas, 511 AC +/-



Cooke & Grayson Co's, Dexter Ranches, 511+/- acres

Cooke County, Grayson County, Texas, 511 AC +/-



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