BRUSHY CREEK RANCH 228+/- ACRES ANDERSON COUNTY, TEXAS \$830,000





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

BRUSHY CREEK RANCH ANDERSON COUNTY, TEXAS | 228+/- ACRES



PROPERTY OVERVIEW: Brushy Creek Ranch is an exceptional 228 +/- acre recreational property located in the Piney Woods region of East Texas. Located in Anderson County, Brushy Creek Ranch is a turnkey hunting tract with well-built amenities providing an absolute turnkey ranch for the future owner. The 228+/- acres boasts a spring-fed pond, spring fed creeks, a wide variety of mature hardwoods, plantation pine, diverse native plant life and strategically located hunting stands with exceptional hunting opportunities for deer, hogs, and waterfowl.

Ideally located on a high point of the ranch and overlooking the pond sits a well-built cabin nestled amongst towering pine and hardwood timber. The recreational possibilities are abundant on the property as it satisfies most year-round enthusiasts. Whether you're fishing for Crappie or Bream in the pond, riding ATV's on the 5+ miles of established trails, hunting for deer, hogs, or just relaxing by the fire, there is something for everyone at Brushy Creek Ranch. The property is quiet and private providing the owner with a true place to get away from the hustle and bustle.

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: Brushy Creek Ranch is located on County Road 366 and is nearly equidistant from the towns of Frankston and Palestine (~9.6 and 13.6 miles respectively), ~19 miles south of Tyler and a convenient 1.5 hour drive from Dallas.

DIRECTIONS: From Dallas, take US-175 southeast for 73 miles to Frankston, then turn right onto HWY 155 to the South and continue for 1/4 mile. Next, turn left onto HWY 19 and continue south for 8.2 miles. Last, turn right onto County Road 366 and continue south for 1.6 miles until you reach the entrance to Brushy Creek Ranch.

IMPROVEMENTS: Large, old-growth pine trees surround the entrance road to the cabin overlooking the ~1.1 Acre spring-fed pond. The cabin was built almost 2 years ago, is modestly finished and complete with modern amenities. It boasts an open floorplan concept with bunkbeds, stained concrete floors, full bath, full kitchen and spacious living area. The cabin has a covered porch on two sides with full views of the pond and surrounding hardwood timber. For convenience, the power line servicing the cabin has been placed underground. Additional improvements include a lockable storage container with covered pavilion, a deep producing water well, and a notable cleaning station for wild game.

SURFACE WATER: The ranch features a beautiful 1.1 +/- Acre spring-fed lake fully stocked with Crappie, Bluegill and Coppernose Bream. As observed, the spring originates on the northeast end of the property and flows down the wooded creek drainage towards the south until it finds the pond just below the cabin. This helps serve the owners and guests alike with year-round recreation and provides aesthetic views from the cabin. In addition to spring-fed pond, there is over 2,100' of Hardshell Creek and over 3,040' of Brushy Creek running through the property. Both creeks are spring-fed and provide consistent water across the ranch for wildlife and recreation alike.







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WILDLIFE & FISHERIES: The rolling topography and dense tree cover provide excellent habitat for deer and other wildlife. The ranch is primarily wooded with everything from young planted pine, to old-growth pine and towering hardwoods. The property possesses everything necessary to hold deer and wildlife yearround. There are portions of the ranch that feature thick bedding cover that transition into plantation pine with numerous hardwood ridges and vast creek bottoms. Within the property boundaries, you'll experience numerous diverse habitats for Whitetail deer, waterfowl, squirrels, and varmints.

WETLANDS: Centrally located within the property is a ~29-acre wetland slough with Brushy Creek and Hardshell Creek running through it. This wetland is partially open with native wetland grasses, willows, and buck brush. The remainder finds its way meandering into the native green timber on either side setting the stage for incredible waterfowl hunting opportunities.

TOPOGRAPHY: The topography is rolling with significant elevation changes surrounding the creeks and ridges through the property. The property has a high point of ~412 feet above sea level and a low of ~307 feet above sea level.

EASEMENTS: The only easements known to Broker are for residential utilities.

UTILITIES: Residential electricity runs into the property. One producing water well services the cabin.

TAXES: Ask Broker for details.

SCHOOLS: Neches ISD

MINERALS: Ask Broker for details.

PRICE: \$830,000 (\$3,628.09/ac)

CONTACT:

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