

THE PINES AT WILBURN CREEK

116.68± ACRES
CASS COUNTY, TEXAS
\$452,135



(214) 361-9191
www.hrcranch.com

THE PINES AT WILBURN CREEK

CASS COUNTY, TEXAS | 116.68± ACRES



LOCATION: The Pines at Wilburn Creek is located on County Road 1765 approximately 175 miles from Dallas, TX., approx. 9 miles south of Linden, TX, and 11 miles north of Marshall, TX. The property is a short one-hour drive to Shreveport TX.

OVERVIEW: The Pines at Wilburn Creek is a well-timbered 116 +/- acre property located just 4 miles east of HWY 59, nearly equidistant from both Linden and Jefferson in Cass

County. The property exhibits an excellent combination of timberland and recreational features. Notable features include rolling terrain, heavy timber, and abundant water sources. Productive plantation pines and hardwood timber cover most of the property. Approximately 76 acres are planted and native pine, while the balance lies in native hardwoods, open areas, and water. Land stewardship for the future landowner may lend well to recreation, timber production, and hunting.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



THE PINES AT WILBURN CREEK

CASS COUNTY, TEXAS | 116.68± ACRES

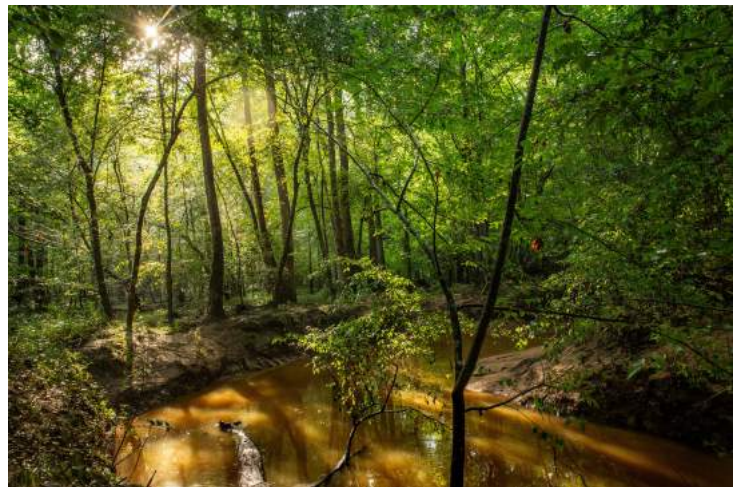
IMPROVEMENTS: There are no structural improvements on this property making it a clean slate for a new owner to make it their own. The current owners have developed nearly 2 miles of ATV/UTV trails throughout the property as well as several food plots and stand sites.

Trees, grasses, and forbs: The property boasts rich, high-quality soil that supports a diverse blend of hardwoods and upland timber along with a pine plantation covering most of the property. Different hardwoods include red oak varieties, willow oak, water oak among other desirable white oak species, black walnut, and hickory. Other species of trees consist of an abundance of loblolly pines, some native pine, willow and river birch in wetland areas, and a mix of black gum and sweet gum, elm, and some cedar. With the average age of the pine timber being approximately 25+ years old, timber thinning/production may present a potential future income source for the landowner. The dense tree coverage enhances recreational opportunities and provides privacy, contributing to the property's overall visual appeal. The hardwoods and drainages provide contiguous travel corridors for deer and the pines have been planted for both aesthetics and future income.

WATER: The property is also well-watered with several creeks and streams running across the tract. Over 2,560' of Wilburn Creek runs through the western and southern portions of the property. In addition to Wilburn Creek, there are approx. 3,375' of tributaries that feed into Wilburn Creek. On the eastern side of the property there is a spring

that occurs just inside the property line and drains into the main tributary in the central part of the tract. Lastly, the property sits well within the Carrizo Wilcox aquifer, so a water well is certainly a possibility if desired.

TOPOGRAPHY: The terrain of this property features rolling topography with a little bit of floodplain on the southern end, providing convenient ATV access via county maintained roads. This provides the landowner with practical functionality and allows access across the property. Elevation changes approximately 100 feet with the highest elevation on the property being just above 350 ASL, gently sloping down to just below 250 ASL on the southern end. There is a nice lake site on the eastern portion of this tract, but needs to be verified by the proper lake building authorities. Hortenstine Ranch Company makes no guarantees or claims on this potential lake site. The buyer must do their own due diligence to further confirm this as a possibility.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



THE PINES AT WILBURN CREEK

CASS COUNTY, TEXAS | 116.68± ACRES



WILDLIFE AND FISHERIES: The property has been hunted conservatively over the last several years. The ranch has a notable population of wildlife including white-tail deer, hogs and varmints. This region of Cass County is respected for its abundant whitetail deer population. The high-quality water sources and fertile hardwood bottoms provide ideal habitat for migratory ducks and deer alike.

EASEMENTS: There is one easement on the property known to the seller. A gas pipeline crosses the far east side of the southern panhandle of the property.

UTILITIES: Bowie Cass Electric provides electricity along County Road 1764.

MINERALS: No minerals are owned by the seller.

PROPERTY TAXES: Taxes were \$304 for 2023. The property currently has a timber exemption in place.

SCHOOLS: Linden-Kildare ISD

PRICE: \$452,135 (\$3,875/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.

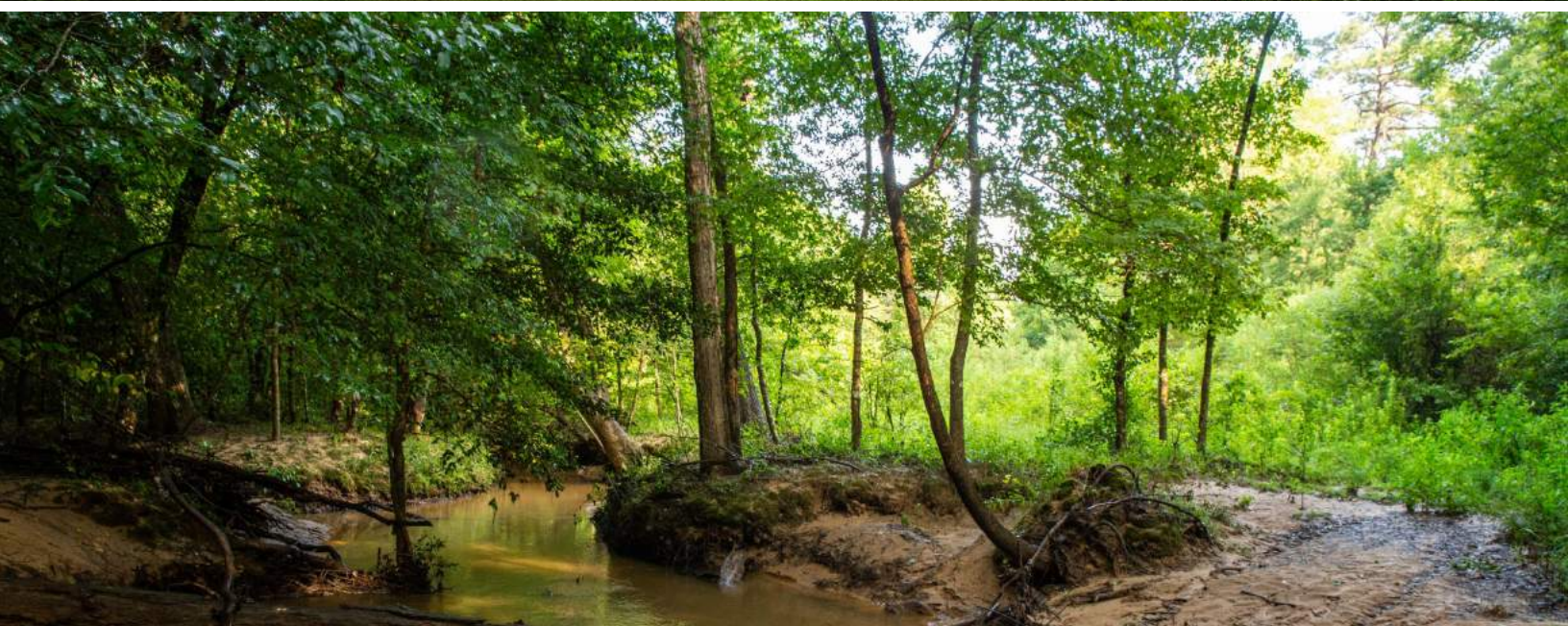
CONTACT:

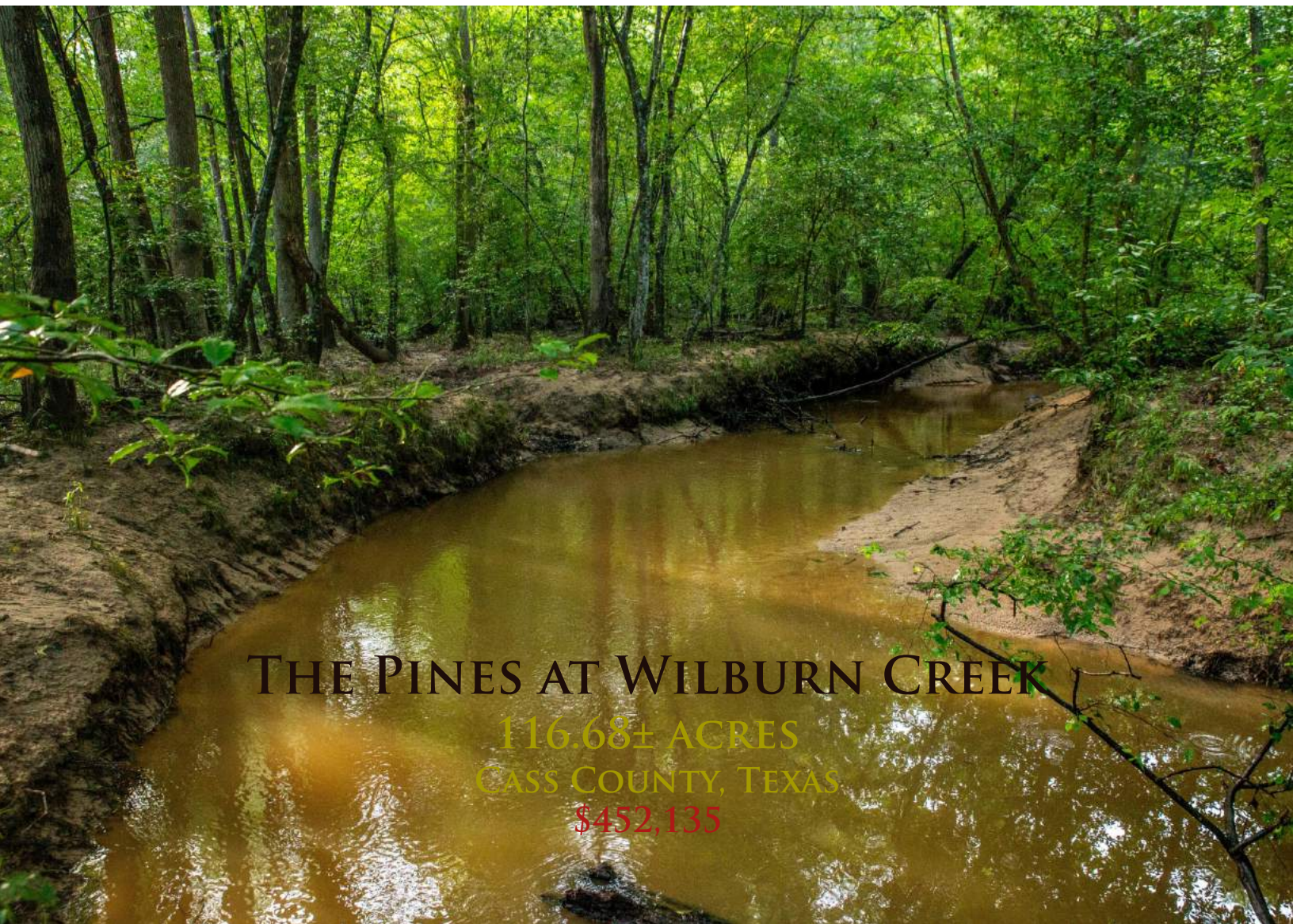
Hortenstine Ranch Company, LLC (Broker)
12740 Hillcrest Road, Suite 230
Dallas, TX 75230
www.HRCranch.com

Stephen Schwartz- Agent
(903) 738-7882 mobile
stephen@hrcranch.com

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.







THE PINES AT WILBURN CREEK

116.68± ACRES
CASS COUNTY, TEXAS
\$452,135



Hortenstine Ranch Company, LLC- Broker

www.HRCranch.com

Office: (214) 361-9191

Stephen Schwartz- Agent

stephen@hrcranch.com

Mobile: (903) 738-7882

