

SARBER LAKE ESTATE
20.92± ACRES
JEFFERSON COUNTY, TEXAS
\$1,291,088



(214) 361-9191
www.hrcranch.com

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OVERVIEW: Property Description: Sarber Lake Estate is a unique and versatile property located just NW of Jefferson, Texas, just two and a half hours east of Dallas. This turnkey, gentleman's estate provides all of the luxuries of home in a beautiful, scenic, rural setting.

Situated on Hwy 49, the ranch features a gated all-weather rock entrance road leading to a well-appointed 4,190 sq. ft. custom home with three bedrooms, three and a half bathrooms, a large kitchen, and a spacious living area. Designed to sleep six or more, the home also includes an upstairs room for a playroom, office or an additional bunkroom, making it perfect for family or guests. The back porch overlooks the main lake—an ideal spot for morning

coffee while watching deer and abundant waterfowl that call this ranch home year-round.

The property showcases a turnkey property with a well-balanced mix of mature native and planted timber, a historic spring-fed lake, manicured landscaping, in a polished setting.

LOCATION: Sarber Lake Estate is located just 9 miles NW of downtown Jefferson in north central Marion County, just two and a half hours east of Dallas. It is 20 miles north of Marshall, 35 miles from Longview, and just under an hour to Shreveport, LA. The property offers 0.2 miles of paved highway frontage on 49. Additionally, it sits only 6 miles from a public boat ramp at Lake O' The Pines.



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MAIN HOME: Built in 2002, this custom 4,190 sq. ft. residence overlooks the historic 8± acre Sarber Lake and offers a thoughtful blend of comfort, space, and timeless craftsmanship. The home features three bedrooms, three and a half bathrooms, a versatile upstairs room, a large kitchen with an island bar, and a spacious living area anchored by a Rumford-style wood-burning fireplace.

Designed for both everyday living and entertaining, the home includes a formal dining room as well as a breakfast area adjacent to the kitchen. The kitchen is appointed with stainless GE Monogram and Frigidaire appliances and includes a gas stovetop, double oven, two sinks, warming drawer, prep sink, a coffee bar, a butler's pantry with a wine fridge, and a dedicated storage area.

A large sitting room is tucked along the back of the home, framed by expansive windows that capture sweeping views of the surrounding landscape and the lake. The home also boasts a large office with substantial built-in cabinetry, along with a media room-perfect for watching the game or enjoying your favorite movie with the family.

The oversized master suite offers its own fireplace (w/gas insert) and private sitting area. The master bath features his-and-hers vanities, abundant cabinet space, a large jacuzzi tub, and an oversized walk-in shower. Adjacent to the bath are two large walk-in closets, each offering generous built-in storage and cabinet space.

On the opposite side of the home, you'll find two guest bedrooms, each with its own walk-in closet and full bathroom. This wing also includes a large utility room with a sink, space for a refrigerator or freezer, and a convenient desk area. Upstairs is a 336 sq. ft. room that is perfect for a playroom, extra bedroom, or additional storage. The upstairs walk-in attic is well insulated and provides ample room for seasonal storage.

Completing the residence is an oversized three-car garage that includes a three-person wet/dry sauna. The home is also outfitted for a backup generator, and the landscaped yard features irrigation fed by water from the lake.

The covered back porch includes its own fireplace (w/gas insert) and offers panoramic lake views-an exceptional setting for evenings spent watching deer meander the property or ducks coming and going across the water.







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SHOP: A 40' x 60' steel-frame, insulated shop sits on a slab and includes nearly 800 additional sq. ft. of living space with a kitchenette and bathroom. This apartment is ideal for overflow guests and also provides additional office space.

The shop features 16' ceilings with abundant lighting, three overhead doors, and a layout separated into two work areas for added convenience. It is well suited for woodworking, welding, or any type of project and includes pallet racks, built-in storage, and multiple work tables and benches. A covered parking area off the front side provides covered space for parking equipment or vehicles.

Adjacent to the shop is a large garden area that is fenced off from the yard to keep deer away and is outfitted with irrigation and productive soils.

POLE BARN: Located just west of the home and shop is a 30' x 40' steel-framed pole barn with both 110 and 220 capabilities. Nearby is a large storage container that also includes electricity and lighting for convenience. The area behind the storage container features a fuel tank, and additional space for outdoor storage.

TERRAIN: The ranch is defined by rolling topography, with the landscape gently sloping toward the lake on the north side of the property. The home sits on a hill, with well-drained terrain surrounding the improvements.

Elevation ranges from just below 290 feet to 330 feet above sea level, supported by well-drained soils throughout.



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WATER & FISHERIES: The home overlooks a scenic 8.2± acre lake stocked with bass, bluegill, and other species. Originally constructed by the Missouri-Kansas-Texas(MKT,KATY) Railroad in 1905, the lake provided water for steam locomotives, and the local lumber mill also drew from it to supply water for their boilers.

Long before Lake O' The Pines was built, locals gathered here to swim and fish. Families would host picnics and birthday parties along the shoreline, and kids often dove and swung from rope swings into the legendary "Twenty Foot Hole" at one end of the lake. This deep area was believed to be an old well that existed prior to the lake's construction. For decades, the lake served as a true oasis for the entire community.

Today, the lake remains healthy and vibrant, offering a private retreat and timeless centerpiece for the family who lives here. It is fed by French Creek, along with two natural springs that flow in from the south. A natural spillway maintains a near constant water level and meanders towards a scenic waterfall and pool at the eastern side of the lake.

SOILS: The ranch is characterized by predominantly sandy loam soils, with some areas of loamy fine sand. Drainages consist of Tenaha loamy fine sand, while the higher ground mainly consists of Briley loamy fine sand. With proper lime and fertilizer applications, soil productivity can be maximized. Even without amendments, these soils are well suited for pine timber, Bermuda grass, and food plots.



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WILDLIFE/HABITAT: The ranch offers excellent habitat diversity, featuring a well-balanced mix of native and planted timber stands. Tree species include red and white oaks, pecan, black walnut, sycamore, black gum, hickory, dogwood, pine, persimmon, willow, water oak, and river birch along riparian zones.

The property maintains strong wildlife densities, with abundant deer supported by mast-producing trees and native forbs. Additional wildlife includes migratory ducks, geese, doves, small game, and the occasional bald eagle visiting the lake.

ACCESS & ROADS: The property is easily accessible via Highway 49 and features an electric entry gate and an all-weather road leading to the driveway that wraps around the home and shop.

EASEMENTS:

- A small utility easement supplying power to the home and improvements
- Water line easement supplying water to the house

UTILITIES:

- Water- Mims Water Supply provides water to the main home, and a well provides water to the shop
- Electricity- Supplied by Upshur Rural Electric Cooperative
- Internet- Provided by ETEX; Spectrum is also available
- Propane Gas- Tank onsite

MINERALS: Ask Broker for details.

TAXES: The property carries a timber tax exemption. 2026 property taxes are estimated to be \$2,067.

SCHOOL DISTRICT: Jefferson School District

BUYERS & BROKERS: Buyer's Agent/Broker must be identified upon first contact with the Listing Agent/Broker and must be present on the initial property tour to participate in the commission. Commission splits are at the sole discretion of Hortenstine Ranch Company, LLC.

PRICE: **\$1,291,088 (\$61,745/ac)**

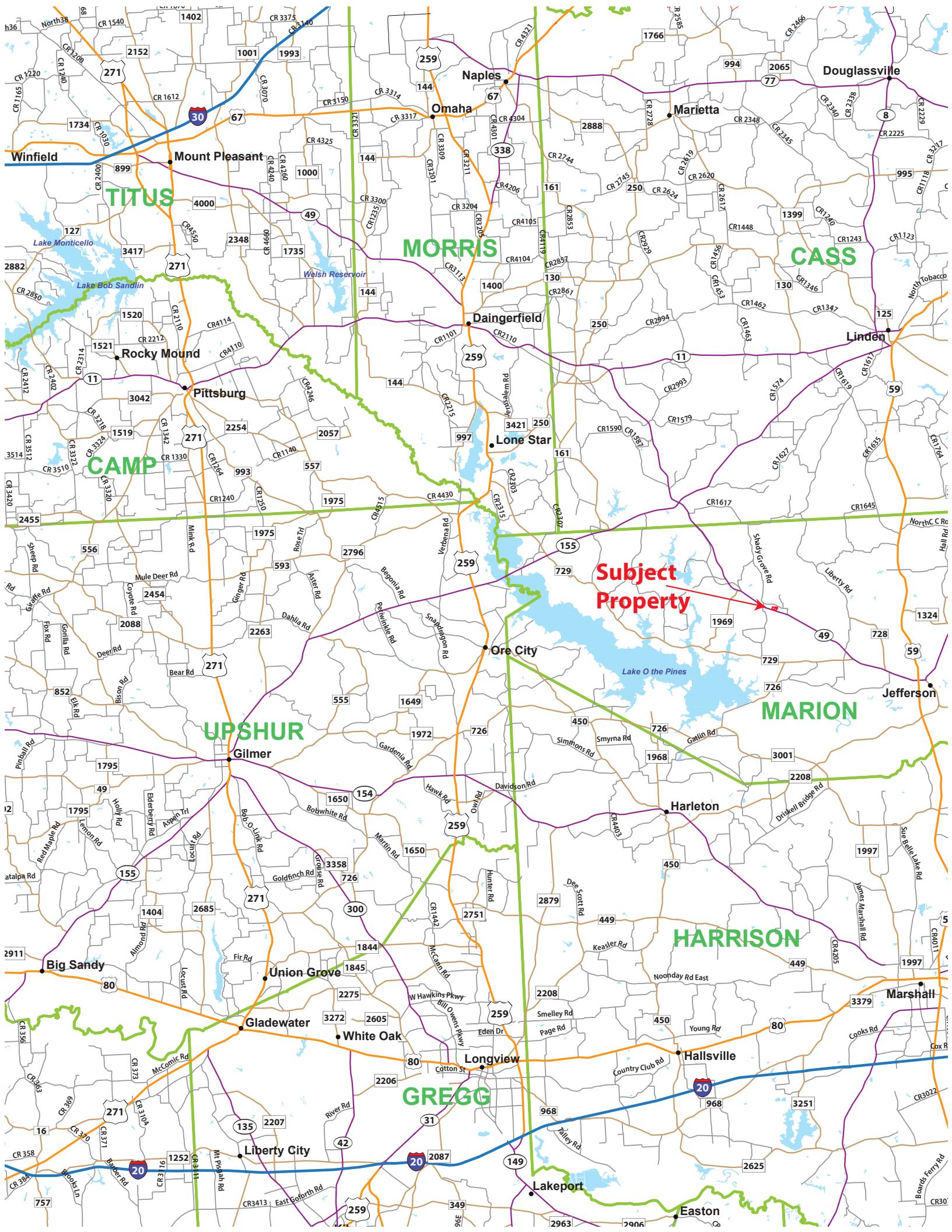
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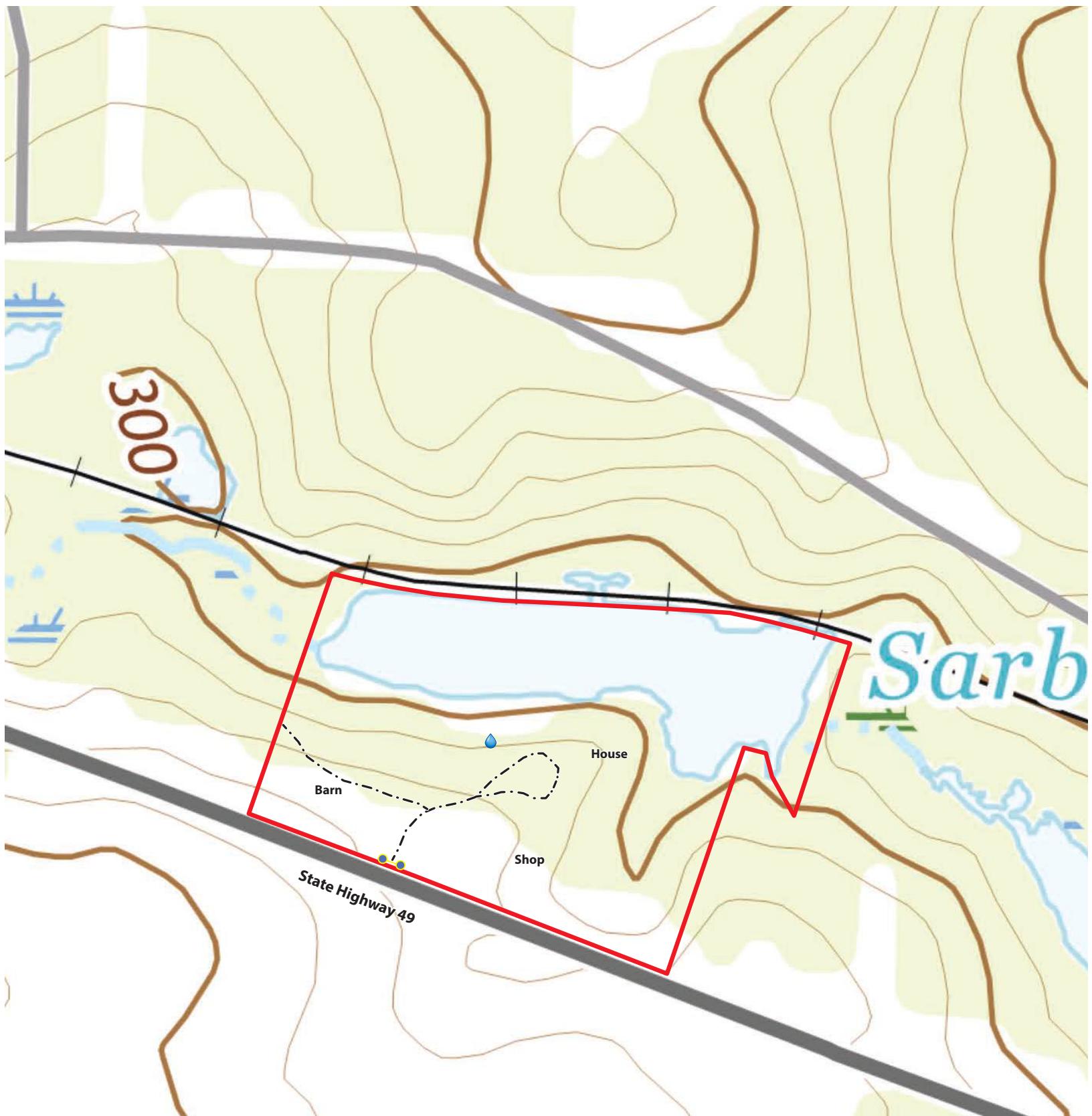


All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.











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