

KICKAPOO OAKS RANCH

130± ACRES

HENDERSON COUNTY, TEXAS

\$928,250




HORTENSTINE
RANCH COMPANY

Office: (214) 361-9191
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OVERVIEW: Kickapoo Oaks Ranch is a strategically developed recreational property located in the heart of East Texas, designed with a strong emphasis on premier waterfowl hunting. The ranch features a highly engineered wetland system supported by reliable, spring-fed water, allowing for consistent and controlled habitat management. Kickapoo Oaks has been actively managed under a stewardship-first philosophy, emphasizing habitat performance, system reliability, and long-term sustainability. Combined with diverse wildlife, established forage, and comfortable lodging, the property offers a turnkey setup for

both hunting and year-round recreation. With a proven history of waterfowl activity and functional improvements already in place, Kickapoo Oaks represents a well-rounded and carefully managed sporting property.

LOCATION: Kickapoo Oaks Ranch is located off County Road 3514, just north of Brownsboro in Henderson County. The property is conveniently situated ~87 miles from Dallas, 17 miles from Athens, and 20 miles from Tyler. It is also in close proximity to Cedar Creek Lake and Lake Athens, providing additional recreational opportunities.

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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WILDLIFE: The ranch supports a wide range of native and migratory species, with a primary focus on waterfowl. In addition to its reputation as a strong duck hunting property, Kickapoo Oaks offers opportunities for whitetail deer, feral hogs, and other varmints, providing year-round recreational use.

Waterfowl species observed on the property include Wood Ducks, Mallards, Gadwalls, American Wigeon, Green-winged Teal, Blue-winged Teal, Northern Pintail, Northern Shovelers, Ring-necked Ducks, and Canadian geese. The ranch benefits from its location along Kickapoo Creek, a watershed feeding into Lake Palestine, an area known for consistent waterfowl activity within the proven Central Flyway.

WATERFOWL IMPOUNDMENT DESIGN: Kickapoo Oaks Ranch has been intentionally designed to attract and hold wintering waterfowl. A key component of the property is its ability to control water levels on demand-an essential factor in effective waterfowl management.

The ranch utilizes a spring-fed water system to supply managed wetland areas, allowing for strategic flooding during the season and efficient drainage during the summer months. Improvements include 10 total impoundments, consisting of 6 upland units and 4 flooded timber units. These impoundments are designed to operate both independently and in sequence, providing flexibility in habitat management and hunting strategy. The overall water system and hydrology present on the ranch are difficult to replicate in similar properties.



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TOPOGRAPHY: The property features a gentle slope from south to north, draining toward the Kickapoo Creek bottom. While the ranch is mapped within the FEMA 100-year floodplain, ownership reports no history of flooding impacting the headquarters/improvement areas.

TREES, GRASS & FORBS: Consistent with the Kickapoo Creek bottom, huge mature oaks are found throughout the property, showcasing the classic East Texas bottomland forests. In addition to the mature oak trees, several bald cypress trees and sawtooth oaks have been strategically planted around many of the managed wetland areas. Up near the cabin, several loblolly pines have also been planted. The managed wetlands consist of numerous aquatic vegetation, to include smartweed, to attract wintering waterfowl. Japanese millet has also been routinely planted each year.



LODGING: Improvements include a functional and efficiently designed lodge constructed from two 40-foot Connex containers beneath a gable-style roof. This configuration provides covered parking along with a 14' x 40' enclosed living space.

The interior includes two bunkrooms accommodating six to eight guests, a full bathroom, and a combined living area with an efficiency kitchen. The property is capable of operating fully off the grid, supported by a solar-based power system with a Tesla Powerwall battery backup. Propane services heating, on-demand hot water, outdoor cooking, and a fire pit.

UTILITIES: Water is provided by Leagueville Water Supply Corporation.

MINERALS: The owner does not believe to own the mineral estate.

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FENCING & ROADS: The majority of the property is enclosed by high-tensile, fixed-knot galvanized steel mesh fencing designed to limit feral hog access to managed wetland areas. Approximately 38± acres along Kickapoo Creek lie outside the fenced area, providing hog hunting opportunities. A custom-designed, secure ranch entry gate with overhead plasma-cut signage is located at the southwest corner of the property. The gate is grand in scale and creates a welcoming arrival for family and guests. Access throughout the property is provided by an all-weather interior road that runs north-south, along with a network of trails created by forestry mulching.

EASEMENTS: An Oncor transmission line with access road crosses the northern portion of the property, creating an open corridor suitable for whitetail hunting. An inactive natural gas pipeline appears to traverse the southern portion of the ranch.

PROPERTY TAXES: According to the Henderson County Appraisal District, 2026 property taxes are approximately \$2,490. The property is currently under a wildlife management tax exemption.

BROKER COMMENTS: Kickapoo Oaks represents a rare opportunity to acquire a finished waterfowl and wildlife property with genuine watershed influence, spring-fed reliability, and an established management system. The combination of hydrology, habitat, and infrastructure present here would require substantial time, capital, and favorable geography to replicate.

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with the Listing Broker or Listing Agent and must be present at the initial showing to participate in the real estate commission. Commission splits are subject to the sole discretion of the Listing Broker.

PRICE: \$928,250 (\$7,140.38 per acre)

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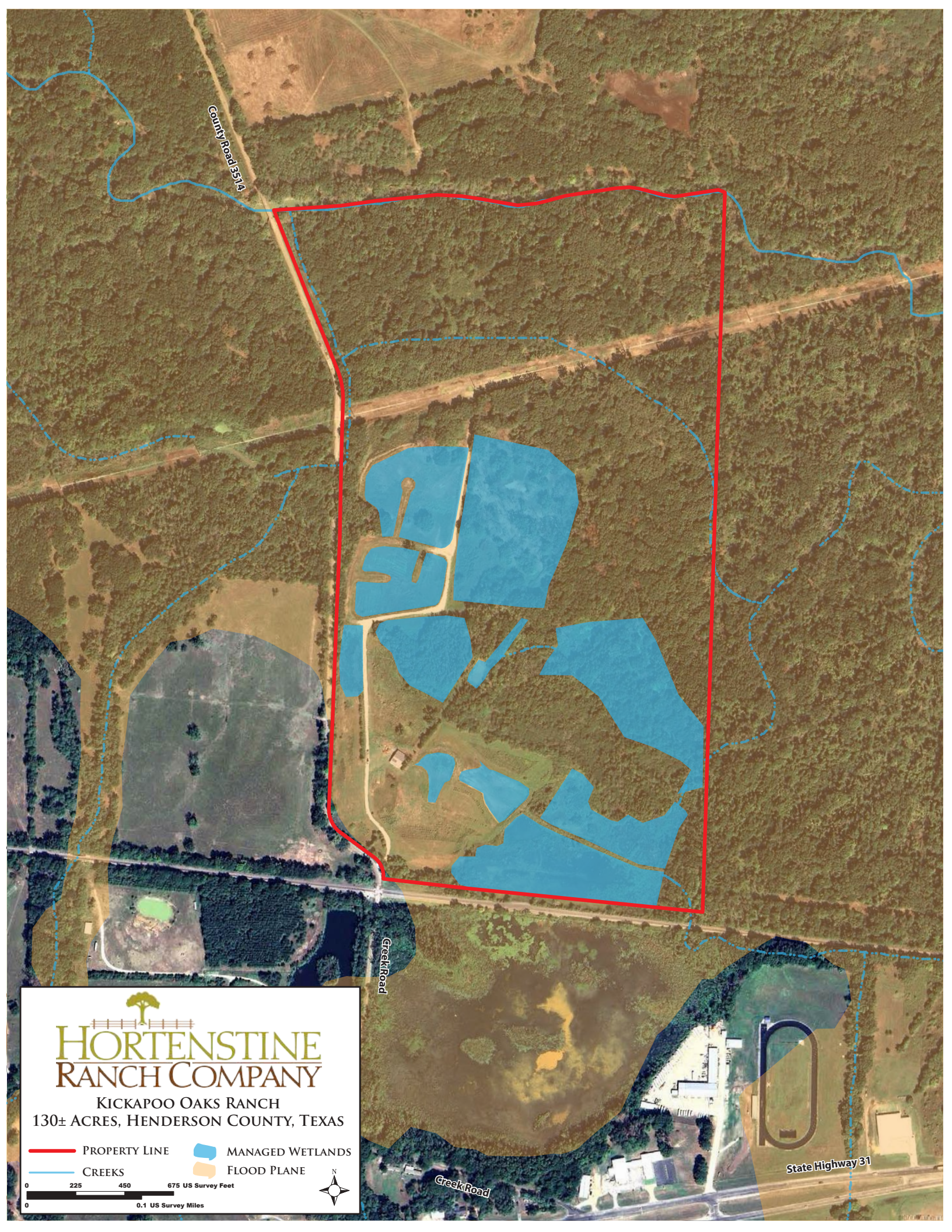
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Subject Property



County Road 514

Creek Road

Creek Road

State Highway 31

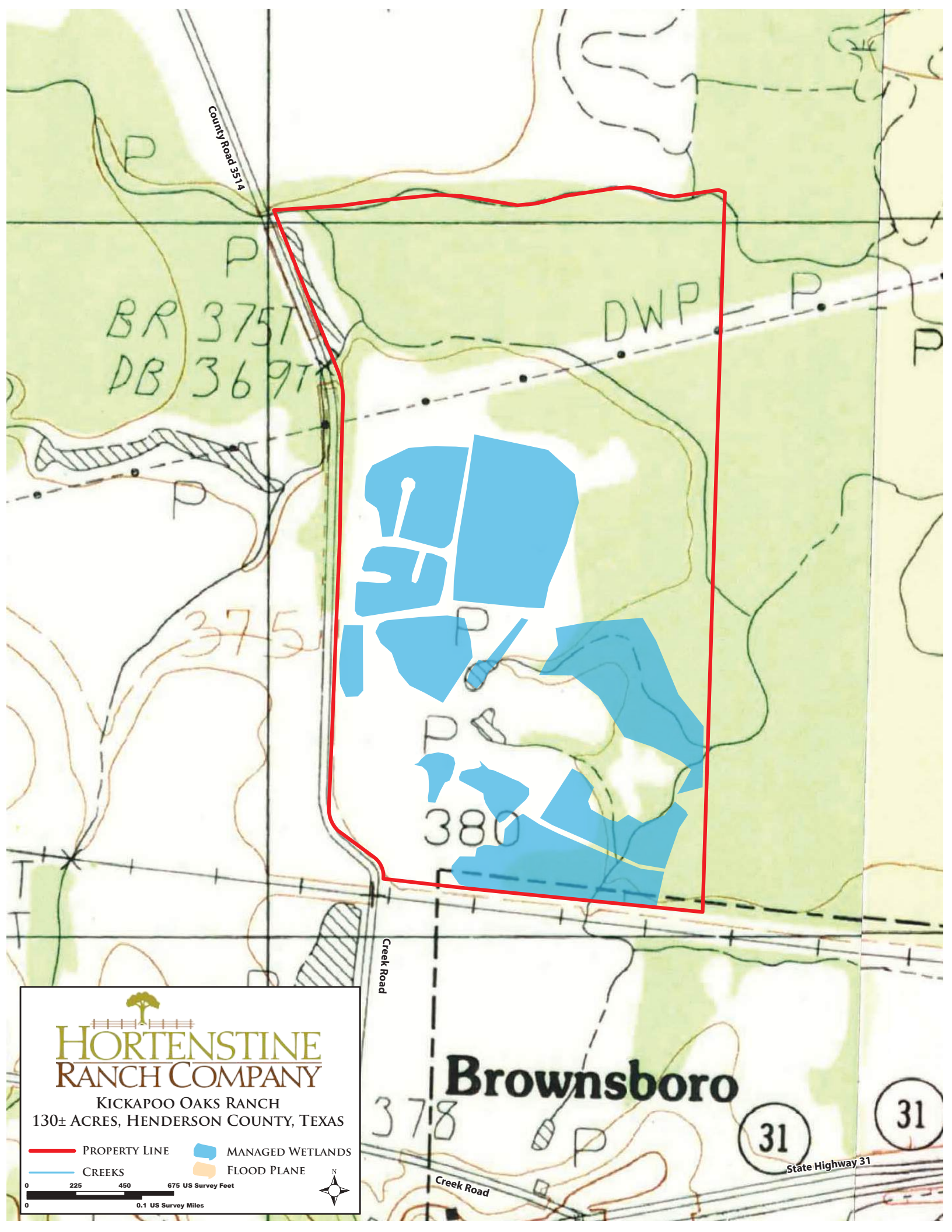


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— PROPERTY LINE ■ MANAGED WETLANDS
 - - - CREEKS ■ FLOOD PLANE

0 225 450 675 US Survey Feet
 0 0.1 US Survey Miles





BR 375T
DB 369T

DWP

375

380

Creek Road

Brownsboro

378

31

31

State Highway 31

Creek Road

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