

# GREEN FAMILY RANCH

154.5± ACRES

FANNIN COUNTY, TEXAS

\$1,230,593



(214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)



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**OVERVIEW:** The Green Family Ranch is a unique offering and a rare homestead property found in southern Fannin County, just a 1-hr and 25-minute drive northeast of Dallas, TX. A 4,700 +/- SF cedar and stone home sits on a highpoint looking southwest, with future views of Ralph Hall Lake visible through floor to ceiling windows throughout the home. The property itself is a combination ranch, with several smaller ponds and stock tanks to both fish and water cattle, a small wetland unit to attract waterfowl and a tract of timber to hold game animals like whitetail deer. Offered 'For Sale'

for the first time in over 20 years, the 154.5 +/- acre Green Family Ranch surely serves as an excellent full-time home, or a perfect weekend get-away.

**LOCATION:** The Green Family Ranch sits just 81 miles northeast of Dallas, and 7 +/- miles south of Windom, TX. Access is provided by the single lane, graveled CR 3495, off the blacktop FM RD 1743. The address to the property is 1213 CR 3495, Ladonia, TX, 75449.

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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**IMPROVEMENTS:** Built in 2002, the main lodge style home on the ranch is both well-appointed and well-situated. The architecture and style of the home is inspired by the former owners' Canadian home on a farm above the Bay of Quinte in Prince Edward County. The stone and cedar home sits on a high point, overlooking the property and the surrounding North Texas landscape. Complete with a 4-car garage, covered breezeway and a surplus of large windows, the 4-bedroom and 3-bathroom home includes grand spaces for entertainment. A large living and dining room is just off the kitchen, with open spaces and a rock fireplace to gather and entertain. A large wrap around porch extends along the back of the home, providing a perfect place to watch kids play in the yard, cattle graze in the pastures and a North Texas sunset burn up the sky.

**SURFACE WATER:** Surface water on the Green Family Ranch is suitable for both recreation and as a source of water for livestock. Several smaller drainages fill two stock tanks (1 +/- AC and ½ +/- AC) stocked with bass and catfish, while a third small drainage flows into a shallow 2-3 acre wetland for waterfowl habitat. The wetland unit appears to have a slight seep in the dam but could be fixed and possibly enhanced into a bigger unit.

**TERRAIN & WILDLIFE HABITAT:** The property has rolling terrain throughout, with the home situated on the highest point on the property, overlooking several of the pastures and a southwestern horizon. Areas with excellent tree cover and mature timber on the eastern portion of the property provide habitat for wildlife, including whitetail deer, hogs and other game that use Davis Creek as a travel corridor. Wintering waterfowl use the properties surface water on their journey south. A food plot is maintained by the manager, and he reports that the deer population in the area is growing. Red oaks, hickory, cedar, and elm trees contribute to most of the timber found here.



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**LAKE RALPH HALL:** Lake Ralph Hall will be one of Texas' newest lakes and one of the state's largest water projects in the last 30 years. The Green Family Ranch will not have frontage on Lake Ralph Hall, but will most surely feel the effect of a new reservoir in close proximity; and the recreation, tourism and economic investment brought by the development of Lake Ralph Hall.

Named after the longtime US Congressman Ralph Hall from Rockwall, the reservoir will be located on the North Sulphur River in Southeast Fannin County. The project is being built by Upper Trinity Regional Water District (UTRWD) and will provide crucial water for an area whose population is projected to increase nearly five-fold in the next 50 years. Construction of the lake began in early 2021 with water delivery scheduled for 2025.

Follow this link for more information, maps and construction updates: <https://lakeralphhall.com>

**FENCING & PENS:** The perimeter fences around the property range in condition from poor to average. The fences will hold livestock, and a set of older working pens could be utilized with some maintenance and renovation.

**LIVESTOCK & GRAZING:** A grazing tenant currently runs livestock on the property. The lease could be cancelled or re-upped depending on buyer preference.

**MINERALS:** No minerals convey with the sale, there is however no active production on the ranch or in the immediate area.

**SCHOOL DISTRICT:** The property lies in both Bonham Independent School District and Fannindel Independent School District.



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**ELECTRIC UTILITY:** Fannin County Electric Coop.

**WATER UTILITY:** Contact agent for more information.

**TAXES:** Taxes were estimated to be \$6,500 for 2021. The property is homestead exempt.

**PRICE:** \$7,965 per acre (\$1,230,593)

**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 Hortenstine Ranch Company, LLC.

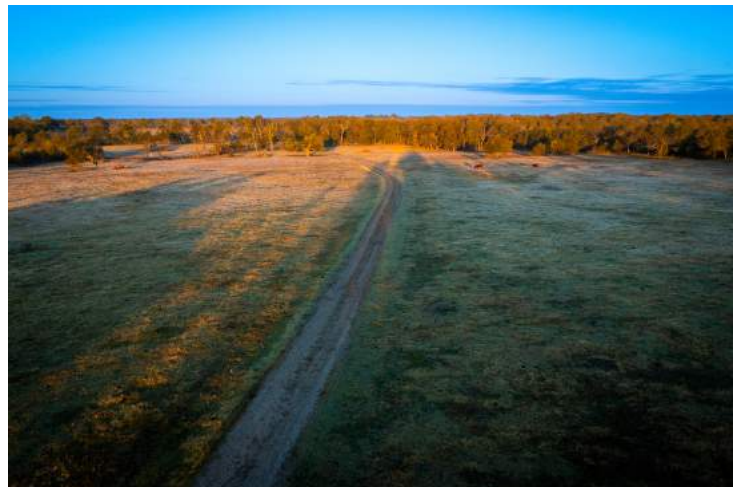
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## CONTACT:

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