

CARTER HILL RANCH

282± ACRES

SMITH COUNTY, TEXAS

\$4,000,000



(214) 361-9191
www.hrcranch.com

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OVERVIEW: The possibilities are endless at Carter Hill Ranch. The ranch's beauty, recreational appeal, investment opportunity and proximity to Tyler are unmatched! The ranch could be an incredible investment for a recreational ranch and/or horse farm owner, looking to maximize a potential financial return down the road. Given the ranch's proximity to Tyler, Carter Hill Ranch is primed for immediate and/or future residential and/or commercial development.

The highlight of the ranch is the pristine and fully private 24+/- acre lake. The lake offers an exceptional largemouth bass fishery and wonderfully scenic views. An additional 3+/- acre lake with a covered boat dock is also fully stocked and is located just east of the main 24+/- acre lake.

LOCATION: Carter Hill Ranch is located on the north and south sides of Old Omen Road, just outside of Tyler, ~3 miles east of Loop 323.

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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SURFACE WATER & FISHERIES:

24+/- Acre Lake

Built in 2004, the lake is fed Gilley Creek, which is one of the major creeks flowing into Lake Tyler, and a wet weather creek that appears to be spring fed. The lake fishes big, and trophy largemouth bass are waiting to be caught. Fishing along the ~1.20 miles of shoreline or throughout the lake where numerous structure has been strategically placed for habitat, is sure to provide countless hours of enjoyment and a worthy challenge for anglers. The lake was stocked in 2004 with Florida largemouth bass, coppernose bluegill and a variety of sunfish.



3+/- Acre Lake

Built in 2010, nestled in a valley amongst towering pine trees, the lake is fed by a wet weather creek that appears to be spring fed. A covered boat dock is on the south side of the lake. It is a great spot for the kids to fish, the lake is stocked with Florida largemouth bass, coppernose bluegill and a variety of sunfish. The lake spills over back into the wet weather creek, and eventually empties into the 24+/- acre lake on the ranch located to the SW. For the fly-fishing enthusiasts, in the winter months, the ranch owner has annually stocked the lake with rainbow trout.



.4+/- Acre Pond

Built in 2006, located towards the NE corner of the ranch, the .4+/- acre pond is well built and offers an additional source of water for wildlife and livestock.



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WILDLIFE & HUNTING: Don't let the proximity to Tyler fool you, Carter Hill Ranch is teeming with wildlife. Whitetail deer and feral hogs can be found throughout the ranch. Both lakes are known to see waterfowl during the winter months and wood duck houses can be found around the perimeter of each lake.

TOPOGRAPHY AND TERRAIN: Carter Hill Ranch has abundant water, mature pine timber, hardwood creek bottoms, big views and an immaculate coastal bermuda hay pasture in the NE corner. With over 150' of elevation change, the ranch has beautiful rolling topography found throughout. The high point is approximately 570' above sea level, and the low point is at approximately 420'.

LOOP 49: Segment 6 of Loop 49 is still under the conceptual/ study phase (writing as of September 2021). The plan is to connect Highway 110 to US271/I-20. For more details about Loop 49 or map renderings of proposed routes, please visit www.netrma.org/projects/toll-and-ethg/.

RESIDENTIAL AND/OR COMMERCIAL DEVELOPMENT: Carter Hill Ranch is located outside of the city limits of Tyler. The northside of the ranch has approximately 3,220' of frontage on Old Omen Road. The southside of the ranch has approximately 285' of frontage on Old Omen Road, and 1,478' of frontage on Mackey Road. With select timber harvesting, numerous lake lots can be developed around both lakes, and throughout the ranch.

Tyler, TX is located midway between Dallas, TX and Shreveport, LA, and is a regional hub for the East Texas area. Tyler is experiencing rapid growth, as the population has expanded ~13.13% since the 2010 census. It is also home to one of the fastest growing campuses in the University of Texas system. Approximately 23,000 full-time college students are spread out between UT Tyler, Tyler Junior College and Texas College.



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UTILITIES AND WATER WELL: Power is run to the ranch, however the meter is not currently in use. A water well was drilled in 2011 located near the NE corner of the ranch. The water well is approximately 200 feet deep and yields approximately 16/gpm.

MINERALS: Seller owned minerals are negotiable.

TAXES: Carter Hill Ranch is designated with an agricultural tax exemption with Smith County. The estimated taxes on the ranch for 2021 are ~\$1,253.24 (per Smith County Tax Assessor).

DIRECTIONS: From Tyler, head east on Old Omen Road from Loop 323 for approximately 3 miles to reach Carter Hill Ranch located on the north and south sides of Old Omen Road.

From Dallas, take I-30 east for approximately 6.81 miles to take US-80 E towards Terrell. Travel 19.12 miles to take TX-557 Spur E toward I-20 E/Shreveport/Tyler. Travel 67.03 miles on I-20 E to take Exit 562 and head east onto FM-14. After 4.42 miles take a left onto Loop 323 in Tyler. After 1.09 miles, take a right onto Loop 323. After 3.40 miles, turn left onto Old Omen Road. The ranch is approximately 3 miles from Loop 323 located on the north and south sides of Old Omen Road.

From Shreveport, take I-20 W for approximately 83.71 miles to take US-271 via Exit 571A, toward Tyler. Travel south on US-271 for approximately 8.70 miles and turn left onto Loop 323. After 4.07 miles, turn left onto Old Omen Road. The ranch is approximately 3 miles from Loop 323 located on the north and south sides of Old Omen Road.

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.

PRICE: \$4,000,000

CONTACT:

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