

SCISSORTAIL RANCH

265.422± ACRES

BOWIE COUNTY, TEXAS

\$1,977,394



Office: (214) 361-9191
www.hrcranch.com

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LOCATION: Scissortail Ranch is located in excellent ranching country at 621 County Road 3310 De Kalb, TX. The ranch is near the end of a dead-end road providing the ultimate privacy with very little road traffic. Conveniently, the property lies 7 miles west of De Kalb, 37 miles west of Texarkana, TX, 38 miles north of Mount Pleasant, and 155 miles east of downtown Dallas, TX. The town of De Kalb offers ranch/home supplies, grocery shopping, fuel, food, and more.

OVERVIEW: Scissortail Ranch is a scenic and productive 265+/- acre combination recreational and agricultural production ranch with reliable water features, a well-built home and supporting

improvements. The owners have taken a raw piece of land and truly turned it into a highly productive working cattle ranch that also boasts good habitat for wildlife making it a truly balanced combination property. With the presence of both surface water and fresh water plumbed to each pasture, abundant wildlife, multiple cross-fenced improved pastures, and an efficient layout, the new owner can enjoy the ranch on multiple levels. The ranch is located in a private setting with rolling topography, large timber scatter throughout, with a well-built home and supporting amenities. The quiet, asphalt county road and interior ranch road offer all-weather access into the property. The ranch has access from CR 3310 on the east side near the headquarters and barns.

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: The gated entrance leads way past the working pens conveniently located near the front gate back to the 2-bedroom, 2.5 bath barn style ranch house located on the eastern side of the ranch. The house and shop were built in 2020 and features covered porches and all modern amenities. This custom two-story barndo features 1,240 SF (living) with a living area, a full kitchen, and plenty of storage space. The home is finished in a farmhouse style with tongue and groove ceilings and walls and presents a nice clean, and relaxed feel. The master bed and bath are downstairs with the second bed and bath being located upstairs with a loft sitting area. The kitchen features quartz countertops, all electric Samsung appliances and plenty of cabinet space. Directly adjacent to the house is a 2,000 SF shop with spray foam insulation, four roll up doors, a safe room, a half-bath, and a 640 SF lean too on the west side for additional parking space for RV's or equipment.

The finishes, high ceilings, and layout of the home are welcoming and well-done leaving nothing to be desired. The home could serve as a primary residence or a weekend getaway for the new owner.

Located near the entrance of the ranch is an incredible new set of covered working pens complete with Te Pari <https://www.tepari.com/us/products/cattle-chutes/> pneumatic chute and auto sorting system, scale, EID, and digital cattle management system. The concrete floors within the covered working area have been painstakingly textured for the safety of the cattle and those working within the pens. This setup makes working cattle much easier, especially in the hot summer months, which reduces the stress on the animals as well as the need for additional man power. Cattle can be processed quickly and turned back out or loaded onto haul trucks right at the ranch's entrance.

Other improvements include new net wire fencing along the boundary (2022), cross-fencing (2021-22) , a large low-water crossing in the central portion of the ranch, Speedrite 46000W electric fence with remote that also runs throughout the ranch, over a dozen wildlife crossings installed in the net wire perimeter fencing, as well as an NRCS approved water trough in the north and central pastures.

Lastly, a 40'x100' covered hay/equipment barn was added in 2022 as well, for additional storage space. It is conveniently located to the main gate entering the larger pastures of the ranch.



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TREES, GRASSES, FORBES AND SOIL: The ranch is located within the Post Oak Savannah region of Northeast Texas and features ~ 233+/- acres of improved, productive pastures the balance remains in scattered mature timber. The timber species that dominate this landscape are both aesthetically pleasing and beneficial for wildlife. Those species include both Red and White Oak varieties, Post Oak, Water Oak, Hickory, River Birch, native Pine, Elm, Cedar, Willow, Persimmon, Black Walnut, Maple, and an abundance of native browse for deer and other wildlife. Most pastures have an abundance of Common and Coastal Bermuda together with some native grasses, and have been intensely managed over the years for maximum productivity. The ranch boasts new net wire fencing around the entire boundary and is cross-fenced into 6 larger pastures for grazing production. Additional grazing areas include the areas within the riparian zones and the smaller pastures near the house and hay barn. Those small areas can be flash grazed seasonally while maintaining wildlife habitat. Coastal Bermuda hay can also be harvested across the ranch, especially in the pastures near the house and barn if the owner desired. The majority of the property's upland terrain is dominated by Annona loam and Woodtell sandy loam and Sawyer silty loam can be found within the creek drainages. The owner has worked extensively with the NRCS on several projects previously mentioned to continue and improve the ranch for cattle production. Some of those projects are the installation of a low water crossing through the main creek in the middle portion of the ranch, the fencing of the riparian areas for wildlife use, grazing plans, herbicide control, and a watering system in the north/central pastures. The ranch has also hosted several NRCS tours where others come to the ranch to view the work that has been done by the owners in cooperation with the NRCS over the years. Visitors are able to witness first-hand the results of the intentional work and time that has been poured into this ranch over the years.

WATER: Scissortail Ranch boasts surface water from east to west with ponds ranging in size of 0.3 ac, 0.6 ac, 1.1 ac, and 0.25 ac. A unique quality of this ranch is the availability of fresh water across the entire property. In addition to the stock tanks and ponds in each pasture, water from the county water supply has been plumbed throughout the ranch into each pasture for supplemental water when needed. There are an additional 4,100' of seasonal creeks and tributaries flowing through the property as well. The ranch is also positioned well within the outcrop of the Nacotoch Aquifer providing an additional source of groundwater. The yearly rainfall for this area historically averages 50+ inches per year.

TOPOGRAPHY: The ranch has rolling to flat terrain with well-drained soil and only 4+/- acres located within the FEMA floodplain. The highest point on the property is approximately 460' ASL near the west side of the ranch eventually sloping down to the lowest point just below 410' ASL on the north portion of the ranch.

LIVESTOCK PRODUCTION: A realistic carrying capacity estimate for commercial cattle is presently 125-150 cow/calf pairs while using an intensive rotational grazing system and some supplemental feeding.



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WILDLIFE AND FISHERIES: The deer on this ranch have not been hunted much over the last several years and consequently possesses a healthy population. There are several areas that can be continued to be utilized for food plots and hunting areas for deer. The riparian areas through the middle of the ranch and the timber on the east side have been fenced off from cattle to encourage deer to utilize the native browse and food plots that are abundant in these areas. This area creates a large travel corridor through the middle of the ranch providing excellent hunting opportunities for the hunters each fall. Bucks in the 150-170" range frequent this ranch throughout the summer and fall months despite the amount of acreage actually in timber. Deer historically use this ranch year in and year out in its current condition. Waterfowl can be frequently found on the ponds across the property and have been enjoyed by the current owner. The south-central pond is stocked with various panfish and has been fenced off for aesthetic purposes as well. Dove are also highly abundant in this area in late summer and early fall.

EASEMENTS: There is one small electric transmission line easement on the western portion of the ranch. There is also an easement for the water supply and the electricity on the east side of the ranch leading to the house as well.

MINERALS: Ask Broker for details.

UTILITIES: Oak Grove Water Supply provides the water to the improvements and to the fresh water plumbed across the ranch for supplemental water for cattle and wildlife. Electricity is provided by Bowie Cass Electric.

PROPERTY TAXES: The majority of the property carries an agricultural exemption. Taxes are approx. \$4,000/year.



SCHOOLS: De Kalb ISD

PRICE: 1,977,394 (\$7,450/acre)

CONTACT:

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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.

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