

HILLTOP FARM  
75.81± ACRES  
HARRISON COUNTY, TEXAS  
\$985,190



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



# HILLTOP FARM

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**OVERVIEW:** Hilltop Farm is a beautiful private 75+/- acres tucked away in the Piney Wood hills of Harrison County. The property features a turnkey house, improved entry road, trails, and a highly managed and fully stocked 7.6+/- acre lake with a custom aluminum dock surrounded by picturesque productive pine timber. The property showcases mature timber and rolling terrain, offering ultimate privacy at the end of a quiet county road. The drive-up appeal to the home and the setting pay tribute to the highly managed 7+ acre bass lake. The landscaping and attention to detail are welcoming, providing the next owner with an incredible homestead or weekend getaway.

**LOCATION:** Hilltop Farm is located at 196 E. Buckville Road, Hallsville, Texas, within the highly acclaimed Hallsville School District. The entrance to the farm is located at the end of a dead-end county road, providing the ultimate privacy. Just a short 5-minute drive from the quaint town of Hallsville, and conveniently situated ~12 miles west of Longview, Texas, ~51 miles from Shreveport, and 141 miles east of downtown Dallas, Texas. The town of Hallsville offers ranch/home supplies, grocery shopping, fuel, food, and more.

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**IMPROVEMENTS:** A private gated entrance winds through the timber to the 4-bedroom, 3-bath manufactured home located on a hillside overlooking the lake. The house is approximately 7 years old and features a concrete drive, irrigated custom landscaping, a covered front porch, and modern amenities. The home provides a nice refuge for the family to gather on the weekends and holidays or would provide the new owner with an excellent primary homestead. The split floor plan places the master bedroom and bath near the kitchen, with an open living area, while three guest rooms share two bathrooms on the opposite side of the home and can sleep 6-8 people comfortably. The kitchen features Formica countertops, all electric appliances, and plenty of cabinet space. A large storage container near the locked boat ramp and dock adds convenience for storing a UTV, feed, and other ranch supplies. The lake is equipped with a 50' Pond King floating dock with multiple fish feeders strategically placed around the lake.

**TIMBER, GRASSES, FORBES AND SOIL:** The property is located within the Piney Woods region of Northeast Texas and features ~ 60+/- acres of mature planted loblolly pine timber. The balance of the acreage lies in open areas and wooded SMZ's. Amongst the planted pine can be found native hardwood and softwood timber such as maple, dogwood, red and white oak varieties, hickory, willow, sweet gum, black gum, and some native shortleaf pine. Aside from the timber, there is an abundance of native forage found across the ranch. Due to the specific practices, the owner has implemented over the years through Controlled burns and timber stand improvement implemented by the owner have enhanced native forbs and provided a quality habitat for deer and other wildlife across the entire property. Bird Forestry has completed the majority of the timber management for the current owners. The property's upland terrain is dominated by Warnock and Lilbert loamy sand, which is productive for growing timber. The property also has a good road system accessing each corner of the property. There are currently 1.9+/- miles of established roads and trails with room to build more if so desired.



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**WATER:** The marquee feature of Hilltop Farm is the intensely managed 7.6+/- acre lake centrally located on the property. An additional 1,620' of seasonal and spring-fed creeks are also flowing through the property. A 0.25+/- acre brood pond has also been constructed on the south end of the lake with a large valve that enables the fish in the pond to be released into the main lake on demand. The dam of the main lake was constructed with a standpipe for primary drainage and increased oxygenation in the deeper portion of the lake. The ranch is also positioned well within the outcrop of both the Carrizo Wilcox Aquifer and the Queen City Aquifer, providing additional sources of groundwater. The rainfall for this area historically averages 50+ inches per year.

**TOPOGRAPHY:** The ranch has a rolling to flat terrain with well-drained soil. The highest point on the property is just above 480' ASL near the southeast side of the property, eventually sloping down to the lowest point just below 360' ASL on the northwest portion of the property.

**WILDLIFE AND FISHERIES:** The deer on this ranch have not been hunted much over the last several years and consequently possess a healthy population. There are currently several areas that can be utilized for food plots and hunting areas for deer.

There are several other areas that can be further developed for food plots as well. Deer historically used this property year in and year out in its current condition. Waterfowl can be frequently found on the lake and have been enjoyed by the current owner.

The lake centrally located on the property is the crown jewel of Hilltop Farm. The 7.6+/- acre lake is fed by a spring-fed stream flowing in from the south. It provides the new owner with an opportunity to take over a highly managed turnkey lake ready for the family to enjoy. The lake was thoughtfully constructed approximately 8 years ago and has been continually managed each year since. Overton Fisheries currently oversees the management and has completed electrofishing surveys twice a year for the past several years. Initially, the lake was stocked with Bluegill (both Coppernose and Northern), Shellcracker sunfish, fathead minnows and Tilapia. Soon thereafter, Florida Largemouth bass were added and more fathead minnows to maximize growth. Over the years, there have been several additions of baitfish, including golden shiners, threadfin shad, and others to supplement feeding. Northern Largemouth bass have also been added a couple of times to diversify the gene pool along with some F-1 largemouth for that hybrid vigor.

Hybrid Striped Bass were added a few years ago to provide additional diversity to the fishing experience. 30-40 pellet trained bass were recently added in October of 2023 to supplement the bass population and many of these are already being caught by fishermen and are responding to the bait. Along with adding supplemental fish over the years, the owners have added an abundance of habitat and cover for the fish and baitfish alike. Numerous trees, brush piles, rock piles, gravel flats, and artificial structures have been strategically placed around the lake to both enhance the fish populations and to also add to the overall experience. The owner also has historically run several fish feeders around the lake to keep the bluegill fed from the spring into mid-fall.

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**EASEMENTS:** There is one small electric transmission line easement on the southern portion of the ranch. There is also an easement for the co-op water supply.

**MINERALS:** Ask Broker for details.

**UTILITIES:** West Harrison Water Supply provides the water to the improvements. Upshur Rural Electric Co-op provides electricity.

**PROPERTY TAXES:** The majority of the property carries a timber exemption. Taxes are approx. \$6,000/year.

**SCHOOLS:** Hallsville ISD

**PRICE:** \$ 985,190 (\$12,995/acre)

**BROKER & COMMISSION DISCLOSURE:** The Buyer's Agent/ Broker must be identified upon first contact with the Listing Broker/Listing Agent, and the 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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### Cash McWhorter- Broker/Partner

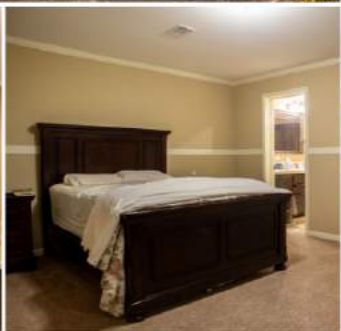
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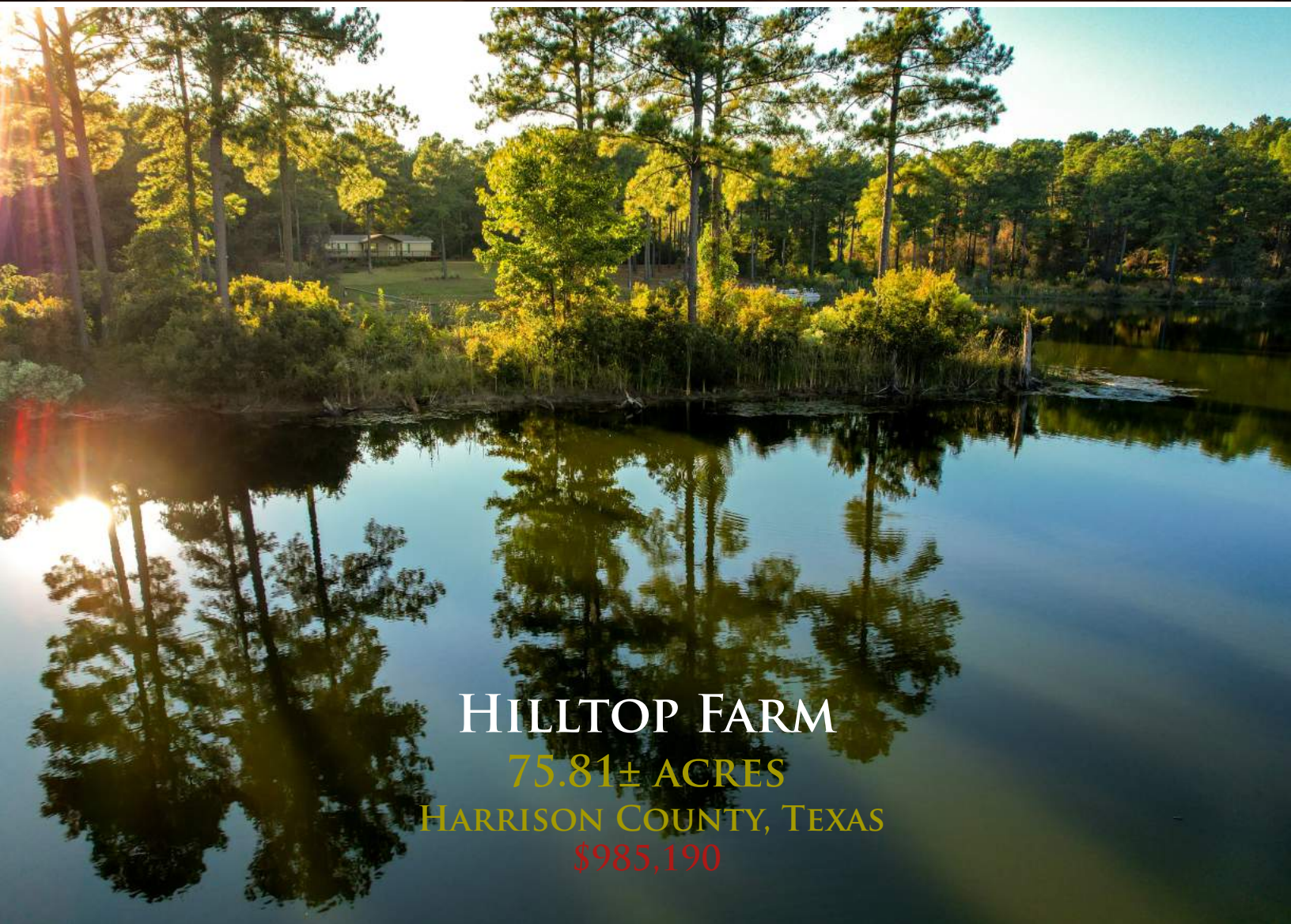
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