

JAKES CREEK RANCH

108± ACRES

TITUS COUNTY, TEXAS

\$378,000 (\$3500/ACRE)



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

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OVERVIEW: Jakes Creek Ranch is located .3 miles from banks of Lake Bob Sandlin. The ranch features over 105' of elevation change, Jakes Creek frontage, heavily forested massive mature hardwood timber, creek draws, plantation pine two small ponds, ~1 acre of a larger lake and established trails. The recreational property is nestled in a very desirable area of SW Titus County. There appears to be two smaller potential pond/lake sites on the property should the new owner desire additional surface water. This is a great opportunity to own a lake house on one of the neighboring picturesque east Texas public lakes and have a place to hunt/trail ride in close proximity.

LOCATION/DIRECTIONS: Jakes Creek Ranch is located off the banks of Lake Bob Sandlin on the NW side of the lake and SE of Mt Vernon, TX. With proximity to I-30 the ranch is a quick one hour and forty-minute drive east of Dallas, Texas (~112 miles).

From Dallas take I 30 east to Mt Vernon. Exit Hwy 37, turn right (south). Proceed ~.9 miles turn left (east) on FM 21. Proceed ~8.48 miles, where FM 21 turns south proceed east on FM 2882 for ~1.4 miles. At the stop sign turn left (north) on FM 127 proceed ~.54 miles and turn right (east) on CR 2715. Proceed ~.75 to the NE corner of the property.

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: This is a raw recreational property ready for a new owner to come in and customize it to their taste. Power exists on the ranch for any added improvements.

TREES, GRASS, FORBS: The ranch's fertile soils foster a diverse stand of hardwoods and pine timber. Tree cover consists of approximately 17 acres of plantation pine estimated to be approximately 20 years in age with the remainder of the ranch being a mixture of mature hardwood timber with some sporadic pine. The diversity and maturity of the hardwoods is nothing short of incredible. Native forbs and browse are also plentiful and provide robust habitat for wildlife.

WATER: The ranch features ~1.3+/-acres of an 8+ acre lake surrounded by an established hardwood and pine canopy. The eastern edge of the property is bound by Jakes Creek which is a feeder creek into Lake Bob Sandlin. Two small ponds are located on the eastern side of the property and multiple wet weather creek draws add to the diversity of the landscape.

TOPOGRAPHY: Jakes Creek Ranch diverse terrain ranging from a high point of 435' above sea level to a low of 340' along the banks of Jakes Creek.

WILDLIFE: The Seller has not permitted hunting for the last 20+ years fostering a sanctuary for various species of wildlife. There is an abundance of Whitetail deer in this part of Titus County and plenty of other wildlife species for recreational enjoyment.

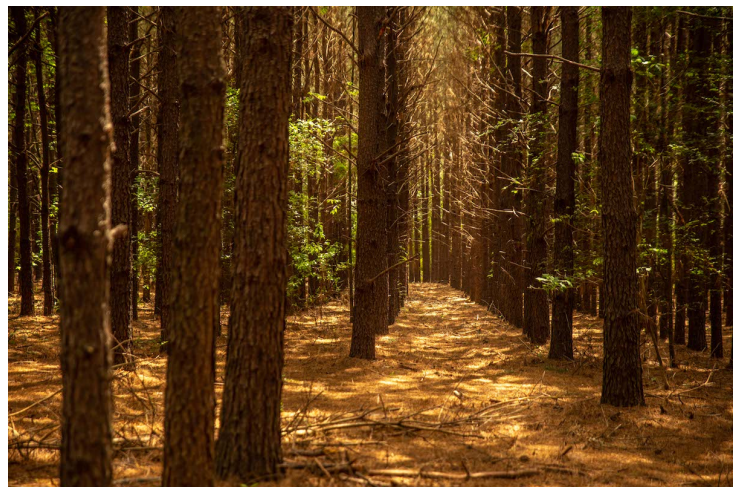
MINERALS: Surface only

UTILITIES: Wood County Electric is the service provider. Electricity runs along the quiet county road with an additional single pole line run through the northern edge of the property creating an opportunity for a building site further back inside the property line. No county water is available to our knowledge. Neighbors in the area have drilled water wells. We have not located any current water wells on the property.

PROPERTY TAXES: Jakes Creek Ranch currently carries an Agriculture/Timber Exemption. According to Titus County CAD taxes for 2019 were estimated to be \$199.61/yr.

SCHOOLS: Mount Pleasant ISD

PRICE: **\$3,500 per acre (\$378,000)**



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COOPERATING BROKER: Cooperating Brokers/Agents representing Buyers must be present for all showings to participate in real estate commissions. Hortenstine Ranch Company LLC reserves the right to determine the level of fee participation shared with a cooperating Broker.

CONTACT:

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