

SPEER RANCH
255+/- ACRES
HARRISON COUNTY, TEXAS
\$1,595,000



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

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OVERVIEW: The Speer Ranch is an exceptionally well-rounded and well-watered recreational hunting ranch, located in the piney woods of NE Texas. The Harrison County property is a part of the old, well-known Carlile Hunting Club and comes with a variety of well-built amenities, a history of incredible low fence whitetail genetics, stories of local Caddo Indians and rumors of the founders of Texas and participants of the Alamo passing just north of the ranch on the Trammel's Trace Trail. The 255+/- acres boasts crystal clear springs bubbling out of the ground, spring-fed lakes, wide variety of mature hardwoods, managed plantation pine, diverse plant life and strategically located food plots providing exceptional hunting opportunities for deer, hogs, waterfowl and turkey optimal.

Located on a high point of the ranch, overlooking the Haggerty Creek bottom and a 13.6+/- acre spring fed bass lake, is the main lodge set amongst towering pines and a wide variety of mature hardwoods. The activity list on this ranch is endless. Guests should be prepared for timeless memories with fun for all to be had all while trap shooting, skeet shooting, pen raised upland bird hunting, largemouth bass fishing, ATV riding on nearly 5 miles of highly manicured trails that rival most county roads, visits to Caddo Lake, downtown Marshall, TX "Wonderland of Lights" at Christmas, Jefferson, TX "Antique Capital of Texas" or simply relaxing on the back deck of the main lodge viewing a pristine setting taking in the sounds of nature.

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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LOCATION/LOCAL TOURING ATTRACTIONS: The Speer Ranch is located ~8 miles east of the quaint town of Marshall, Texas, home of George Foreman and Y.A. Tittle. From Dallas, the drive is ~ 150 +/- miles (2 hr. 20 min); from Shreveport, the drive is ~35 miles (less than 45 min.).

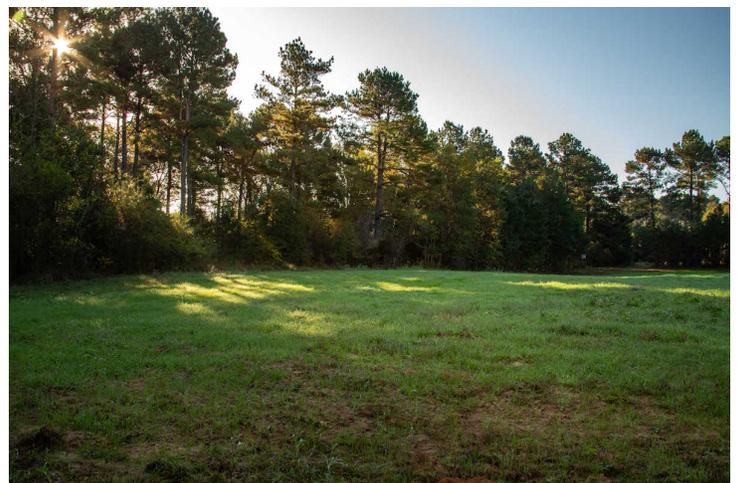
Being located between Marshall, TX and the infamous Caddo Lake, the only natural lake in the State of Texas, the ranch is surrounded by unique local attractions. Caddo Lake is certainly a must for all family and guests staying at the ranch. Caddo Lake (named after the Caddo Indians), located on the banks of Big Cypress Bayou is the legendary Big Pines Lodge, where at one time one could purchase guns, ammo, hunting/fishing license, to die for fried catfish and jalapeno hush puppies topped off with a freezer cold Big "O". Harris Lake Road, known to locals as Stagecoach Road, runs just north of the ranch and is a timeless masterpiece of East Texas. The sandy bottom road was a highly traveled corridor for stagecoach traffic located on a ridgeline between Haggerty and Deboldin Creek. The amount of traffic caused by wooden wheels is evident by the high cut banks towering above on each side as you travel through this unforgettable setting. Martha Josey, a professional World Champion Barrel Racer in 1980, leads camps and coaches young barrel racers at her ranch that borders the west boundary.

DIRECTIONS: From Dallas- take I-20 east for 114 miles then take exit 614 for TX-43 toward Marshall. Turn left onto TX-43 toward Marshall/Caddo Lake and continue for 6.4 miles on highway 43. Then turn left onto East End Blvd S for 1.74 miles then turn right on highway 43 and continue for ~ 8 miles where the ranch will be located on the right.

From Shreveport: take I-71 north for ~4.5 miles then turn left onto N Market St and after .2 miles turn right onto Pine Hill Rd. After 5.1 miles continue straight onto Blanchard Latex Rd. for 9.0 miles. Continue straight onto FM 1999 for 5.4 miles then turn right onto FM 134 N for 4.7 miles. Turn right onto Jay St. and continue for .5 miles where you will turn left onto TX-43 S. After .4 miles turn left onto TX-43 S. After ~7.6 miles the ranch will be on your right.

CADDO LAKE: The only natural lake in Texas, the ~26,000-acre lake surrounded by giant bald cypress trees covered in Spanish moss provide a Texas treasure that holds alligators, bass, catfish, and crappie. The lake record Black Bass is a staggering 16.17 lbs.

TOPOGRAPHY: The topography is undulating throughout the ranch with significant elevation changes surrounding the creeks and ridges on the property. The ranch has a high point of ~315 feet above sea level and a low of ~240 feet above sea level.



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THE LODGE: The 2-master suite, 3.5 bath 3,400 +/- SF lodge with an additional 8-bed bunkroom for larger parties graces a hilltop surrounded by mature pine trees and hardwood park like setting. Nearly a mile of paved entrance road winds its way to the home, which features a newly remodeled kitchen, a large great room, and room for the entire family. At the back of the house, a large wooden deck overlooks a majestic ~13.6 Acre East Texas black water lake surrounded by a beautiful mature tree canopy. When coming in for the night after a successful day on your private lake you can park your boat and leave all your fishing gear in the single stall boathouse equipped with a fully automated electric boat lift.

SURFACE WATER: The ranch features exceptional recreational surface water including a 13.6 Ac. lake, a ~6.77 Ac. lake, and a one-half acre pond all being stocked with black bass. These lakes have the potential to produce a legendary East Texas Bass. The property also features a ~2.9 Ac and a ~10.77 Ac. wetland designed for the avid duck hunter. Over 1.5 miles of the sandy bottom Haggerty Creek also runs through the property and is a significant creek with a beautiful hardwood canopy surrounding it. Additionally, there are two potential lake sites located north of the main lodge being approximately 4.5+/- & 6.0+/- acres in size.

SHOOTING: The avid shooter will want to hone their shooting skills by utilizing the fully automated trap and skeet range; the skeet range includes both a high and low house. Additionally, there is an air-conditioned skeet room with a half-bath and refrigerator for breaks between friendly yet highly competitive shoots. Adjacent to the skeet room you'll find two RV hook-ups, convenient for additional guests.



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HUNTING: For hunting purposes the property also features (2) 1,200 SF flight pens, a 5,000 SF flight pen, and concrete dog kennels. In the past pen raised quail, pheasant, and chucker have been released in the northwest field, making for an excellent hunting experience. Behind the 1,500 SF shop there is also a smokehouse and winch for your game processing and preparing needs. There is an additional 1,500 SF of covered parking in the rear of the shop for ATV's, tractors, and other equipment. There are also a number of deer blinds, feeders, and 3 established food plots that have been maintained and managed to attract deer, and turkey.

WILDLIFE: In terms of wildlife the Speer Ranch has it all. The ranch has a history of impressive low-fence whitetail genetics. The topography, diverse, and thick cover provides an excellent habitat for deer growth. The phenomenal cover also provides a home for feral hogs, and Eastern Turkeys. The property's water assets provide duck hunting opportunities that rival the best in East Texas.

EASEMENTS: Two electrical easements: one runs along a portion of the south boundary and the second to the lodge.

UTILITIES: Electricity is provided by Panola-Harrison Electric Cooperative, and water provided by Leigh WSC and a deep water well.

TAXES: Ask Broker for details.

TIMBER: The ranch has a timber management plan in place and has a timber Ag exemption.

MINERALS: Ask Broker for details



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ADDITIONAL ACREAGE: There is additional acreage available for purchase to the north. Ask Broker for details and maps.

PRICE: \$1,595,000 (\$6,254.90/ACRE)

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.



CONTACT:

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