

DOUBLE R NUEVO RANCH

765± ACRES

KAUFMAN COUNTY, TEXAS

\$5,200,000



(214) 361-9191
www.hrcranch.com

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OVERVIEW: Double R Nuevo Ranch is an excellent recreational ranch offering that is ideally located within close proximity to Dallas, being approximately 35 miles away from I-635. The ranch boasts exceptional road frontage along FM 1836 with approximately 9,149' of frontage. Double R Nuevo has great hunting opportunities for whitetail deer, feral hogs and waterfowl. The ranch offers varied terrain and numerous flowing creeks and streams that run throughout the property, which provide ideal habitat for wildlife. The ranch has pristine, mature hardwood trees throughout with productive pastures for cattle.

Double R Nuevo Ranch is one of the largest properties on the market within this close proximity of Dallas. It's rare to find a ranch that's both conveniently located and boasts the stunning natural beauty and abundant wildlife of the Double R Nuevo Ranch.

LOCATION: The ranch is located SE of Kaufman along FM 1836, and just north of Cedar Creek Lake by about 7 miles as a crow flies. The ranch address is 15351 FM 1836, Kaufman, TX 75142.

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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HOME: The main house is approximately 3,200 square feet. The house also has an attached covered porch and deck. The house is currently occupied by a tenant. See broker for additional details.

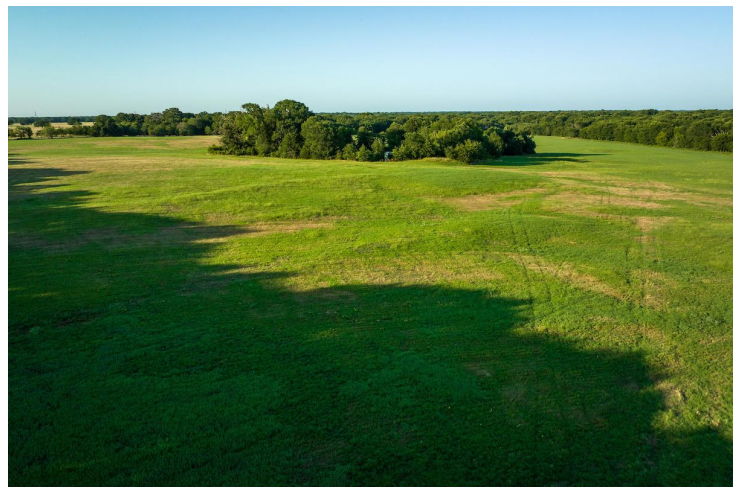
HUNTERS CABIN: Just across from the home is a recently renovated hunters' cabin that is approximately 435/sq. ft., complete with an attached deck, bunkroom, kitchen, and full bath. A breezeway connects the cabin to a covered barn that is approximately 435/sq. ft.

BARNs: Two metal barns, each with big sliding barn doors, are located just east of the homes. The barns are approximately 2,604/sq. ft and 1,200/sq. ft. and are connected with a covered area to park equipment. The biggest barn is on a concrete slab, with the smaller barn being dirt floor.

HORSE STALLS: A six-stall horse barn is located on the ranch, with a tack room and wash bay area.

TREES, GRASS & FORBS: The hardwoods on Double R Nuevo are a sight to behold and unmatched in beauty. The hardwoods are found throughout the ranch's pastures and hardwood bottoms. The ranch has approximately 188+/- acres in pasture, with the remaining acreage being native mixed timber, predominantly red and white oak species. Found within the stands of mature timber are healthy populations of native forbs and browse that are highly attractive to deer and other wildlife.

TOPOGRAPHY: The ranch has gentle rolling terrain with about 45 feet of total elevation change. With a high point of 395' above sea level and a low point of 350' above sea level. A scenic ridge line runs along the eastern pasture offering big views of the towering hardwood bottom along Cedar Creek.

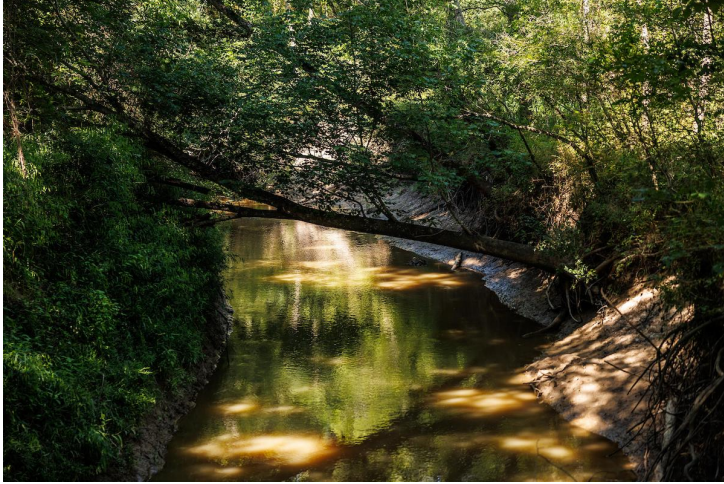


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CREEKS & SURFACE WATER: Two major named creeks traverse through Double R Nuevo Ranch. On the east side of the ranch, Cedar Creek serves as the eastern most boundary for approximately 6,340' before passing through the ranch, with the creek frontage on both sides for an additional 5,034'. Williams Creek passes through the west side of the ranch, with creek frontage on both sides totaling approximately 2,592'. A separate unnamed creek also traverses through the ranch on the east side for approximately 7,709'. While this creek is unnamed, it is an impressive live water feature.

Numerous stock tanks are found throughout each pasture that appear to hold water year-round and with most being fishable bodies of water.

Numerous sloughs are found throughout the hardwood bottoms that would offer opportunities for improvement to attract wintering waterfowl.

WILDLIFE & HUNTING: With ample native habitat, Double R Nuevo ranch is set up to attract whitetail deer and feral hogs. In this portion of Kaufman County, bigger deer are known to traverse these hardwood bottoms. Double R Nuevo ranch has been lightly hunted over the years, with some years the owner deciding to lease out the hunting. The owner himself does not hunt the property. Ample opportunities also abound for wintering waterfowl.

CATTLE: The fencing on the ranch is in good condition and will hold cattle. Please see map for location of cross fencing and cattle pens.

ROADS/TRAILS/BRIDGES: Upon entering the main ranch gate, the entry road is an asphalt road the leads up to the houses. A vast network of UTV/ATV trails traverse throughout the pastures and forested areas. 5 well-constructed bridges with I-beam supports allow you to traverse over the numerous creeks to make all parts of the ranch easily accessible.



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UTILITIES: Double R Nuevo Ranch has two water meters. Water is provided by Becker-Jiba Water Supply out of Kaufman. Power is provided by Trinity Valley Electric.

LEASES: Double R Nuevo currently has two leases on the ranch. One is a residential lease where a tenant is occupying the 3,200 square foot home. The lease runs through 12/31/2023. The second lease is a hay lease that currently has an expiration date of 8/31/2023. Please see broker for additional details on both leases.

MINERALS: Seller owned minerals negotiable.

TAXES: Double R Nuevo carries an agricultural tax exemption. Taxes for 2022 were approximately \$4,818.60.

DIRECTIONS: From Dallas, head south onto I-45 to take US Highway 175 east towards Kaufman. After traveling ~29.5 miles, take the left exit onto Highway 243 W. After ~1.5 miles, take a right onto Texas Highway 34 to head south. After ~.2 miles, turn left onto FM 1836. After 13.2 miles, the ranch entrance will be on the left.

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: \$5 200,000

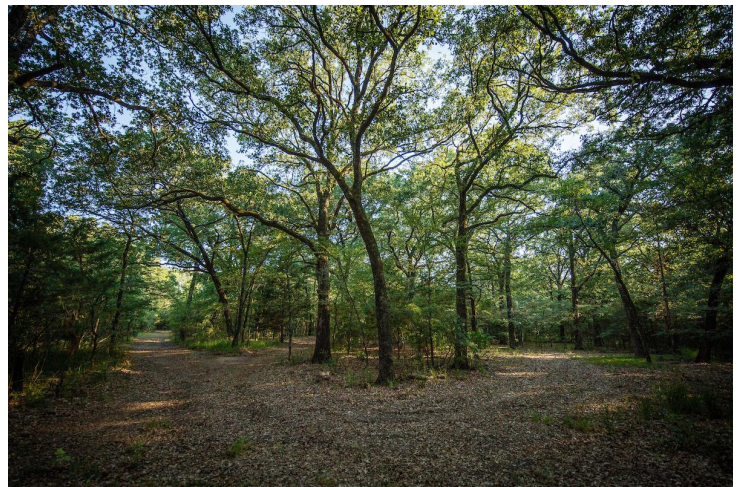
CONTACT:

Hortenstine Ranch Company, LLC (Broker)

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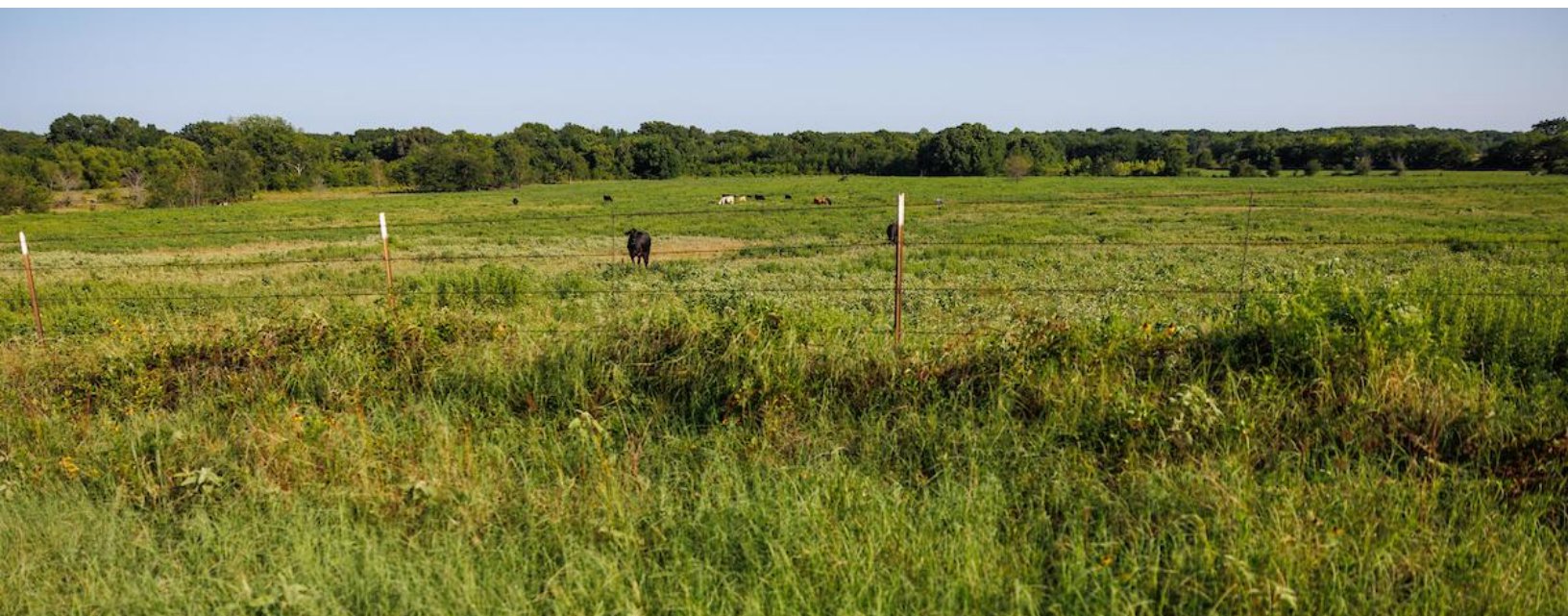
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