

COTTONWOOD BEND

831.1754± ACRES

NAVARRO COUNTY, TEXAS

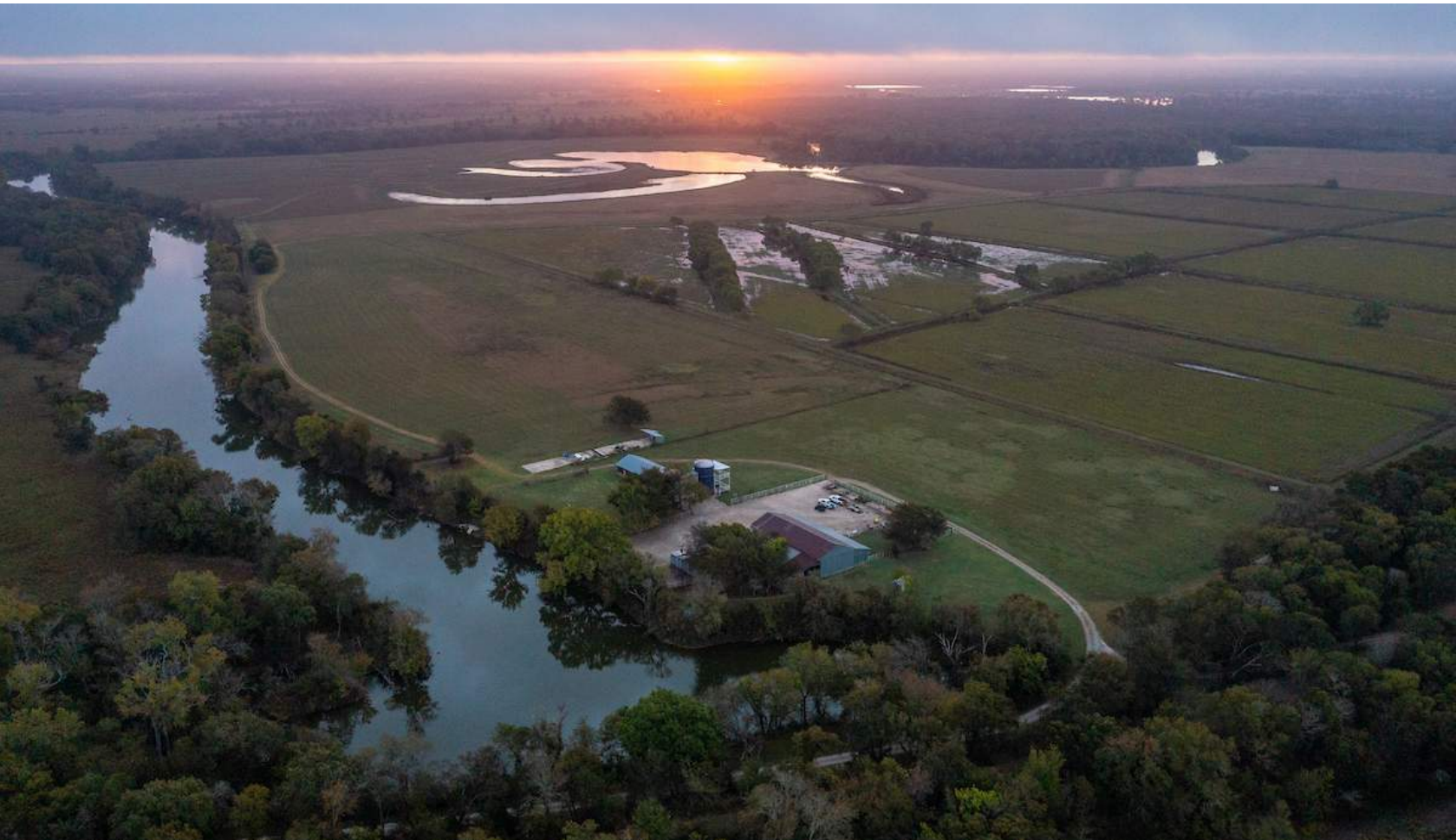
\$6,649,403



(214) 361-9191
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OVERVIEW: In the early 1930's the Trinity River wrapping around Cottonwood Bend was redirected and the levee was constructed to help control flooding in the area. As a result, the lore of Cottonwood Bend was created, as the old River Channel known as 'The Cutoff' and the new course of the Trinity River wraps around both sides of the ranch. Cottonwood Bend is a true legacy ranch with unmatched surface water, property features, seclusion, and proximity to the DFW Metroplex. A ranch as special as Cottonwood Bend does not come on the open market often. The ranch's abundant surface water creates opportunities for exceptional waterfowl hunting and bass fishing. The ranch is also in a primetime

location with very large low-fenced ranch neighbors which allows for great whitetail deer hunting. The Trinity River Levee District protects over ~56% of the ranch from flooding. In addition to wildlife, the ranch can easily be income producing for cattle, hay/ grass, row crop or a tree farm if so desired.

LOCATION: An easy ~75 miles SE of Dallas on the Navarro & Henderson County line approximately 20 miles to Athens, TX and approximately 25 miles to Corsicana, TX. The town of Malakoff is located approximately 9 miles away, and has numerous restaurants, supply stores and a Brookshire's grocery store.

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BASS LAKE (East of Levee – Protected Side): Largemouth bass fishing in the 37± acre lake is excellent and the water clarity is superb. The visual aesthetics of the lake are truly breathtaking. The lake was built in 2012 and stocked with Florida largemouth bass and a variety of baitfish. The lake level appears to remain fairly constant, and the fishery habitat is first class.

The lake was also designed with the waterfowler in mind. Water from the lake can be released to flood the 2 wetland units that are between the large lake and The Cutoff. The lake was also designed so that it could be drawn down, so the westernmost finger of the lake could be planted in millet, and then flooded for the upcoming waterfowl season.

THE CUTOFF: One of the more unique features you will find on any ranch anywhere. The Cutoff essentially serves as your very own private river, as its boundaries are only shared with two other neighbors. This unique feature runs approximately 5.3 miles, with over 4.3 miles accessible to Cottonwood Bend by boat. The ranch has approximately 2.5 miles of frontage on The Cutoff with its' own private boat ramp. Depths average from 8-12 feet deep and allow for a full-sized bass boat to make a nice run with Blue Herons and Kingfishers everywhere. Water quality and clarity is very good and vastly superior to the waters of the Trinity River. The Cutoff provides 110+/- acres of surface water that are accessible to Cottonwood Bend and gives the feel of a large channel on a private lake. Ample fishing opportunities are present in The Cutoff, to include alligator and spotted gar, catfish (Blue, Channel and Flathead), largemouth bass, white bass, crappie, freshwater drum and a variety of baitfish such as sunfish.

TRINITY RIVER: With ~0.95 miles of Trinity River frontage, the ranch is located within a central flyway and in an area that harbors large populations of waterfowl throughout the wintering months. The Trinity River corridor is a well-known Texas flyway, with the Richland Creek WMA located just on the opposite side of the river

and to the southwest of the ranch. Ample fishing opportunities are present on the Trinity River, to include alligator and spotted gar, catfish (Blue, Channel and Flathead), largemouth bass, white bass, crappie, freshwater drum and a variety of baitfish such as sunfish.

DUCK LAKE (West of Levee): A 25+/- acre shallow water lake is located a short distance from the Trinity River on the west side of the levee and is another body of water attracting ducks during the winter months. Duck blinds are located at both ends of the lake. The fish species in the lake are believed to be the same species of fish that are in the Trinity River.

THE ISLAND: This heavily treed 75± acres consists of massive trees and a strong population of deer and hogs. It is accessed by utilizing a concrete crossing to provide access across Cedar Creek, with several nicely maintained trails throughout The Island.

CEDAR CREEK: There is ~0.4 miles of both sides of Cedar Creek running through the property. Cedar Creek empties into the Trinity River on the west side of the ranch and serves as the dividing line from The Island and the rest of the ranch. A concrete creek crossing is in place to provide access to The Island. The property is located several miles below the dam of Cedar Creek Lake.



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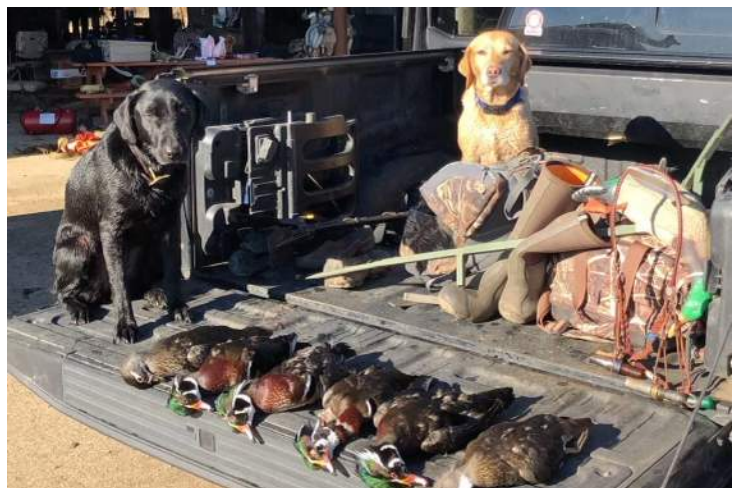
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WILDLIFE: Ducks, geese, whitetail deer, feral hogs, turkey, bobcats, coyotes, racoons, river otter, beavers, wading birds, songbirds, and hawks are some of the many wildlife species on this property.

WETLAND UNITS: Eighteen (18) wetland units total 135+/- acres of shallow water prime for attracting a variety of waterfowl species and wading birds. Fifteen (15) units are on the east side of the levee making up 109+/- acres of wetlands. Three (3) units are on the west side of the levee making up 26+/- acres of wetlands. The wetland units are comprised of perennial smartweed as well as planted corn and millet to provide the ultimate buffet for wintering waterfowl. The engineered designed wetland units can flood and release water on command through the use of numerous valves and cutoffs. The avid waterfowler with a management minded approach knows and understands processes, food types, prescribed burn management, unit flooding timing/levels all play roles into a successful season but must maintain the mindset to change from year to year based on the previous seasons' patterns. Cottonwood Bend has been thoughtfully set up to properly manage each unit to maximize success and wetland vegetation. Waterfowl imprinting is also a key component to successful days in the field. This can be achieved by following the current management plans, understanding and knowing when and why to change the course of action. With continued attention to detail Cottonwood Bend will certainly provide future generations many successful days in the duck blind.

WATER RIGHTS: Cottonwood Bend is allocated 223.11 Acre feet of water rights that can be pumped out of The Cutoff from an electric pump station and into the primary managed wetland cells with a 6" size waterline with numerous valves and cutoffs to effectively flood on demand.



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SILOS: Cottonwood Bend has two (2) grain silos that have been converted into living quarters. Each silo has an upstairs room and a downstairs room with private access from the exterior. Out of the four rooms, three are bedrooms and one is a common area with a small kitchen. Each room has its' own full bathroom. The rooms are approximately 435/sq. ft, with the southern grain silo having an upstairs and downstairs porch that overlook the wetlands and most of the ranch.

GAME ROOM: Built within the last decade to look rustic with all the amenities to entertain. This structure has spray in foam insulation, central heat & air, a safe room, bathroom, kitchen and open concept for socializing over the day's affairs. It is a great space to entertain, cook and plan the next day's hunt.

BUNKROOMS: Two (2) portable structures are approximately 308 square feet each and set up to accommodate a large number of people. The portable buildings are solidly built, as they were built to withstand hurricanes and were brought to the ranch from the coast. One structure has 6 sets of bunk beds that can easily sleep 12 people. Each bunk bed has its own private storage/closet area and TV. There are two full bathrooms within the unit. The second structure has a master living area on one side and a set of bunk beds on the other side. A full bathroom separates the two rooms from one another.

BARN: The barn at Cottonwood Bend is located next to the other major improvements and is approximately 3,920 square feet. A breezeway runs through the middle of the barn where vehicles and equipment can drive through. The barn has all the classic amenities that you are looking for in a duck camp. An enclosed kitchen is a great spot to meetup with the group in the morning to have a cup of coffee on those bone chilling mornings. Adjacent to

the enclosed kitchen is a mudroom that is thoughtfully designed with the waterfowler in mind. The functional design, storage and individual bays for the hanging waders, gear, and guns make for quick access to the field and will impress the most discerning guests. A dog run/kennel is located on one side of the barn that offers a place for your beloved companions to rest up before and after days in the field. The functional barn has numerous other storage areas, enclosed and open-air, present throughout the remaining covered area.



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TERRAIN: Property is flat to slightly rolling with approximately 20 feet of elevation change. There is a massive levee bisecting the property which protects the land and improvements located east of the levee from flooding.

VEGETATION AND SOILS: Tree types include red oak, burr oak, post oak, cottonwoods, hackberrys, black willow, and dogwoods. For centuries, as the topsoil from the northern Trinity River basin would runoff into the river flowing south, depositing topsoil at Cottonwood Bend when the river would get out of its' banks. As a result, Cottonwood Bend has some of the most fertile ground around, perfect for livestock and/or growing a variety of crops for agriculture or recreation. Property serves as an excellent vegetable farm to sell to local vendors or larger operation if desired.

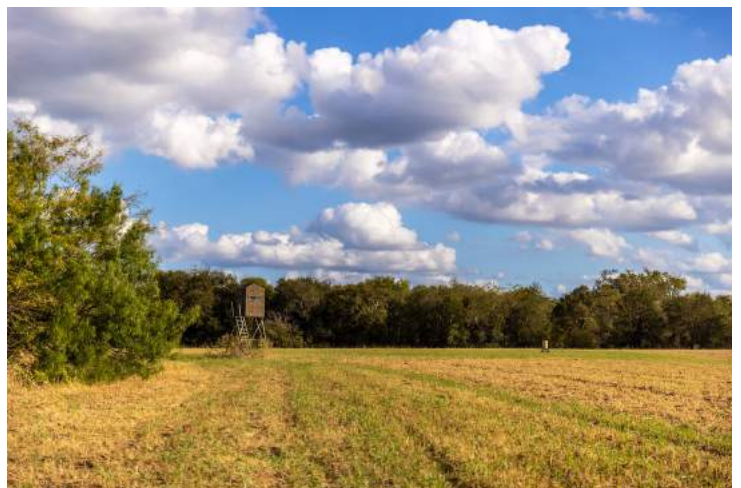
INTERNAL ROADS & ACCESS: The property is accessed by a deeded easement that traverses a very well-maintained levee road off of FM 1667 and into the ranch. Cottonwood Bend has a good system of interior roads/trails making all parts easily accessible.

FENCING: The wetland units on the east side of the levee have hog-proof fencing around the perimeter.

BLINDS & FEEDERS: Cottonwood Bend has 14 Pit Blinds (1 currently in the barn not set) and 4 permanent above ground blinds for effective waterfowl hunting opportunities, as well as numerous spots to construct additional permanent and/or temporary blinds. For the whitetail enthusiast, the ranch also has 6 tower stands strategically placed throughout the ranch, with corn feeders at each stand.

ELECTRICITY: Oncor services the electricity to the property.

WATER WELLS: Two functional water wells exist on the property.



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MINERALS: The seller believes to own a small portion of the mineral estate.

EASEMENTS: A gas pipeline crosses the property. It is regularly maintained.

SCHOOL DISTRICT: Kerens Independent School District.

AIRPORTS: Athens Municipal Airport is located ~21 miles away.

HOSPITALS: The closest hospital is UT Health Athens and is located approximately 21 miles away.

DIRECTIONS: Take Highway 175 SE from Dallas passing through Crandall and Kaufman until turning south in Kemp on Highway 274 going through Seven Points until turning left on Highway 31 at Trinidad, TX. Take Hwy 31 a short distance to the east side of Trinidad turning south on FM 1667. Go 4.4 miles south until the entrance to the easement lane, then turn right at the Cottonwood Bend sign and travel .75 miles to the property's entrance.

Alternatively, travel South on Interstate 45 from Dallas, before turning left onto Highway 31 at Corsicana. Travel east on Highway 31 until reaching Trinidad and turn south onto FM 1667. Go 4.4 miles south until the entrance to the easement lane, then turn right at the Cottonwood Bend sign and travel .75 miles to the property's entrance.

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.

BROKER COMMENTS: Cottonwood Bend is an all-around ranch that has unmatched surface water and property features.

TAXES: 2021 Taxes are estimated to be \$5,192.82 per Navarro County Appraisal District.

PRICE: **\$8000 per acre (\$6,649,403)**

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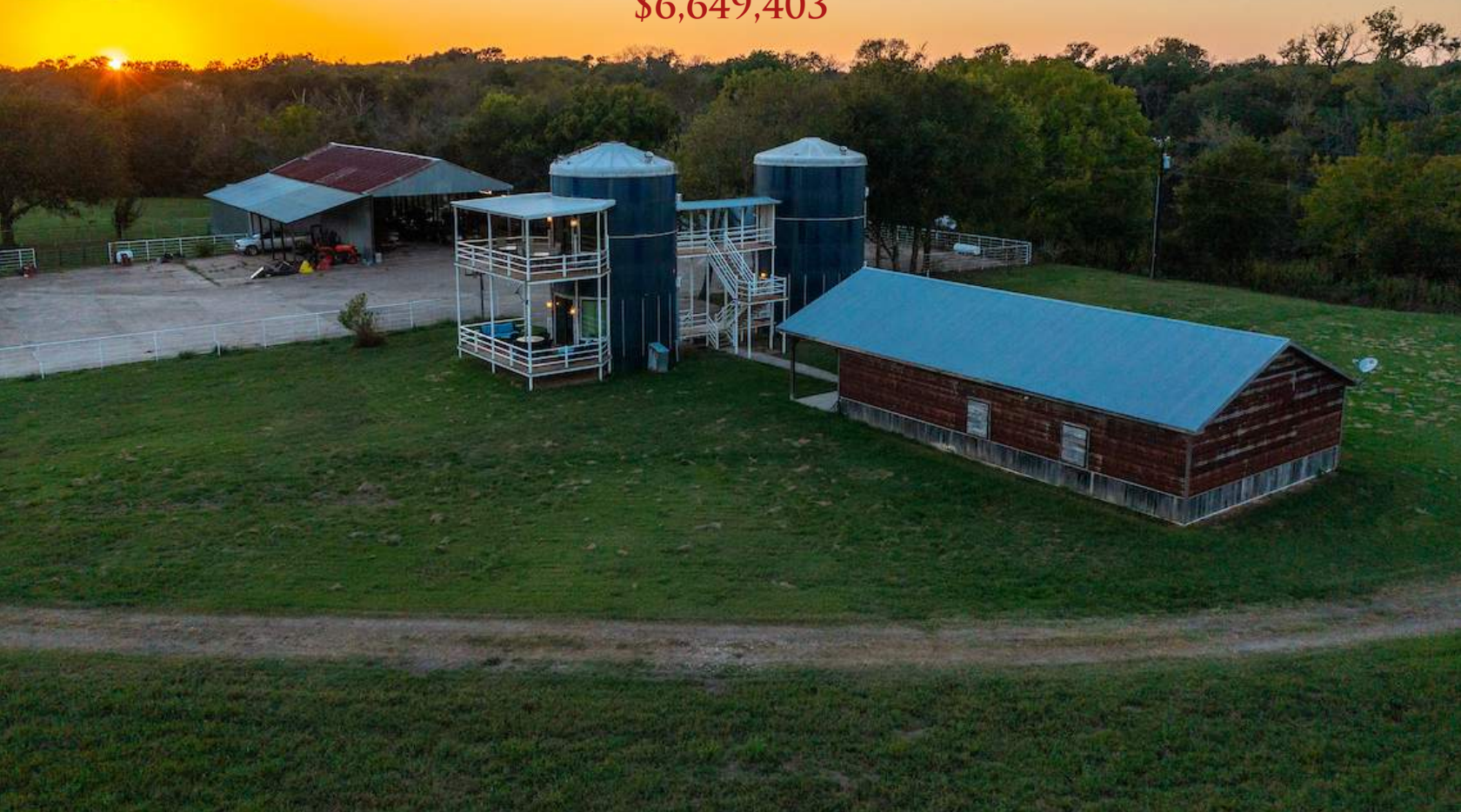


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