

ENNIS 226 RANCH

226.427± ACRES

ELLIS COUNTY, TEXAS

\$1,810,284



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

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LOCATION: Conveniently located along Texas Highway 34 and near to Interstate 45, the Ennis 226 Ranch is very accessible. The primary ranch entrance is located on Highway 34 near the southwest corner of the property which is ~4 miles southwest of the Trinity River. With paved road frontage, the Ennis 226 Ranch lies ~6.7 miles northeast of the town of Ennis, TX. This location is conveniently positioned ~42 miles south of Dallas, TX., 67 miles southeast of Ft. Worth, TX., and 29 miles north of Corsicana, TX. Proximity to the Dallas/Ft. Worth Metroplex area is excellent!

OVERVIEW: The Ennis 226 Ranch is a well-diversified ranch teeming with agricultural features, complemented by recreation and diverse potential income sources! Lending well to the term

"combination ranch," the property is traversed by 3 unnamed creek tributaries that meander through notable topography. Creek channels, robust water resources, and hardwood boundaries to the north, east, and west support wildlife habitat. This multipurpose ranch has been used primarily for quality family time, general recreation, and livestock/hay production. Additionally, the ranch boasts excellent balance with modest topography, scenic build sites, hardwood-lined creek banks, improved pastures, and 10 ponds up to 4+ surface acres in size. A heavy-duty set of working pens, cross fencing and rural water meters provide added utility to the property. The Ennis 226 ranch offers opportunities for development in the form of home sites with acreage. The property includes over 800+/- feet of frontage on Texas Highway 34.

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: A heavy-duty set of working pens and hay trap are located central to the property for convenience and efficiency. Cross fences complement the boundary fences for rotational grazing. Boundary fences are in fair to moderate condition. Some cross fencing is in need of repair. Multiple ponds, internal road beds, and 2 rural water meters round out the improvements located on the property. An R-panel boat storage shed has been erected near the larger soil conservation reservoir.

AGRICULTURAL PRODUCTION CAPACITIES: Conservative cattle carrying capacity is between 25 -30 head on this tract of land. The southern 30+/- acres of the property possess improved grasses and lend well to hay production.

TOPOGRAPHY: Topography on the Ennis 226 Ranch has a variance of approximately 70 feet from its lowest to the highest elevation. This variance is above average for the regional area. Approximately 25% of the property lies in the flood plain per FEMA mapping resources.

WILDLIFE/HUNTING: Native Whitetail deer are seen occasionally on the property. Wild hogs, dove and migrating waterfowl are prevalent on the ranch. Indigenous species of varmints, toads, lizards, birds, and insects play their role in a diverse ecosystem on the Ennis 226 Ranch. Fishing opportunities exist in the larger ponds which also lend well to waterfowl hunting.

WATER: There are 10 ponds up to approximately 4 surface acres in size (two of which are soil conservation reservoirs). Two water meters provide access to the rural/public water system parallel to the Highway 34 road frontage.

EASEMENTS: The only easements known to Broker are for residential utilities: electricity and water.



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MINERALS: Surface only. There are no production sites located on the ranch.

UTILITIES: Electricity runs along the west boundary of the ranch. Two rural water meters exist parallel to the Highway 34 road frontage. The water meters are provided by Rice Water Supply. Rural water has been plumbed to each of the three pastures.

DEED RESTRICTIONS: Approximately 34+/- acres of the property is deed restricted against mobile homes, manufactured housing, and/or commercial livestock production. Ask Broker for details.

TAXES: Property taxes for 2021 were approximately \$900.00. The majority of the ranch is subject to an agriculture exemption.

*The Seller has a survey of the property.

PRICE: \$1,810,284 (\$7,995 per acre)

CONTACT:

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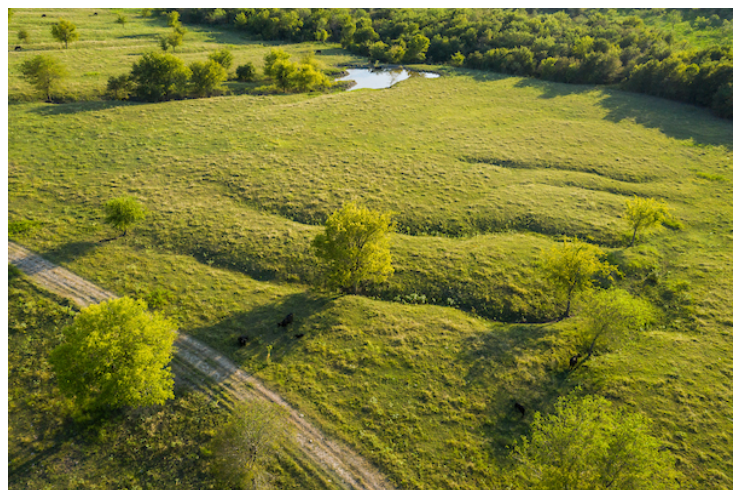
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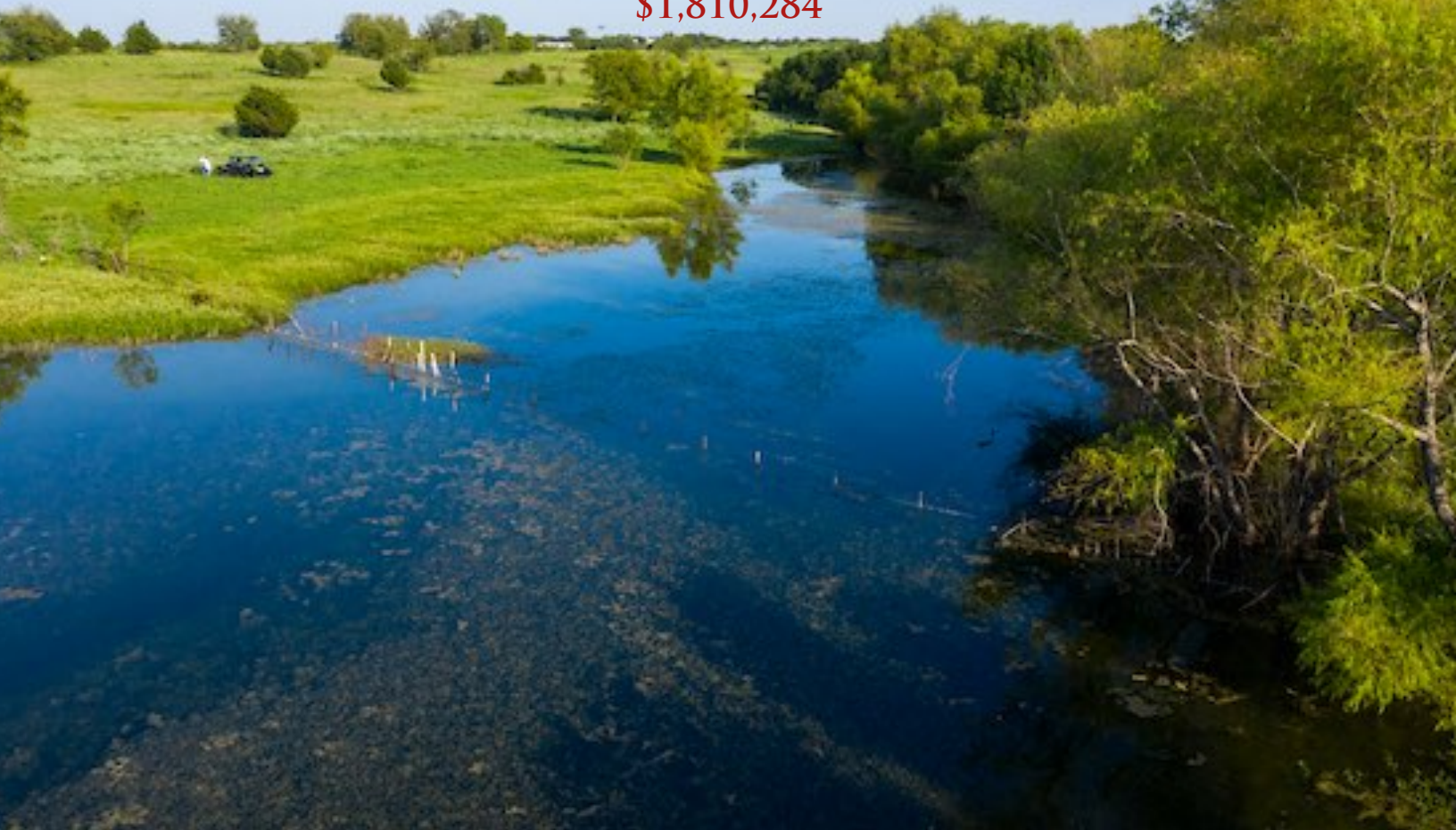


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