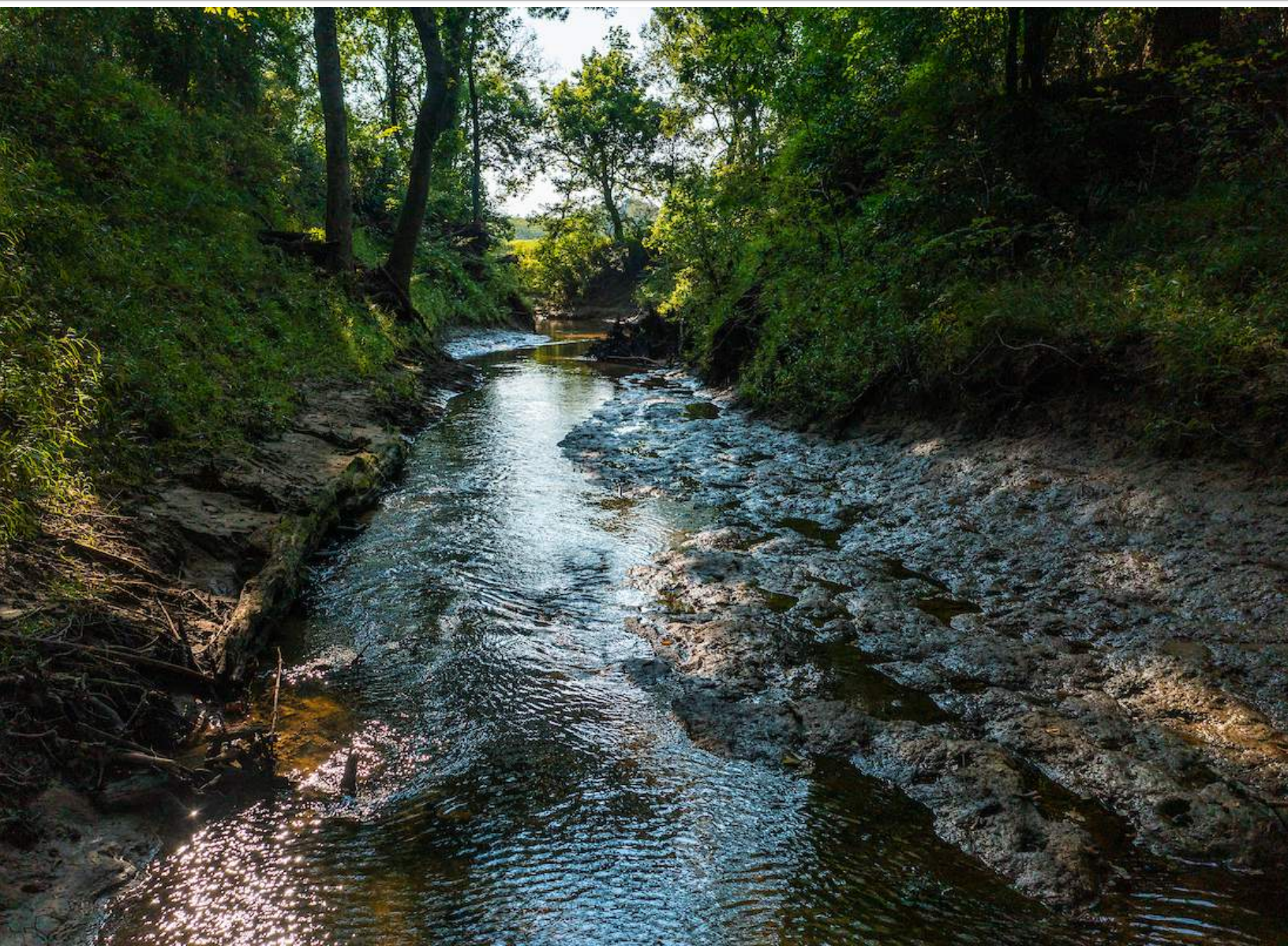


WALNUT CREEK RANCH

419± ACRES

HENDERSON COUNTY, TEXAS

\$3,150,000



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

WALNUT CREEK RANCH

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OVERVIEW: Walnut Creek Ranch is exclusively offered for sale for the first time in over 50 years! The 419+/- acre ranch resides just outside of Malakoff, in Henderson County which is one of the most desirable counties in Texas for DFW ranch owners. The ranch's namesake, Walnut Creek, serves as the Northern boundary of the ranch, running east to west for approximately 2.12 miles. The ranch's abundant water, lush pastures and mature hardwood forests provide the components that make for a great recreational and/or cattle ranch. The ranch is not only a prime example of a quintessential Post Oak Savannah region ranch, but it is a true combination ranch. Centrally located on the ranch, tucked away

amongst towering hardwoods, is the main ranch home. The Satterwhite Log Cabin home was built in 2002 and is approximately ~5,129/sq. ft. The home is accessed by a gravel road that runs from the entrance up to the house for approximately 3,360' providing for optimal privacy.

LOCATION: Walnut Creek Ranch has exceptional proximity to the DFW Metroplex (Dallas, ~73.5 miles), Cedar Creek Lake (~4 miles), Athens (~12.5 miles) and Malakoff (~2.5 miles). The ranch is located off of FM 2636 on the East side of the road, just a short ~2.5 mile drive from Malakoff.

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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SATTERWHITE LOG CABIN – “SOUTHERN COMFORT” FLOOR

PLAN: At the heart of the ranch resides the ~5,129/square foot Satterwhite Log Cabin home. Built in 2002, complete with 4 bedrooms and 4 bathrooms. The Satterwhite floor plan is known as the “Southern Comfort”, which has been the premier Satterwhite floorplan for many years. It complements the ranch perfectly and could make for an excellent primary residence and/or second home. The home is very spacious and is ideal for large families or family's hosting guests. They're two bedrooms and two bathrooms on each floor, with the master bedroom being located on the first floor. A new roof is in the process of being replaced (writing as of August 2021). A water well services the water to the log cabin and surrounding improvements.

The house is accessed by a gravel road that runs from the entrance up to the house for approximately 3,360'. An attached 2-car garage is approximately 676/square feet. Additionally, there are two covered porches that are approximately 1,102/square feet and 766/square feet. A saltwater pool is just off the back porch offering a refuge from the Texas summer heat. During the colder months, the pool and hot tub can be heated to enjoy the pool throughout the year.

SURFACE WATER & FISHERIES: A 2± acre pond is located near the western portion of the ranch. The pond is deep and has good water clarity. It could easily be expanded upon to add to the size of it, with some manipulation of the spillway/water release pipes. In addition to the pond, 4 other bodies of water, numerous wet weather drainages and Walnut Creek are present on the ranch.

A dynamic 10+/- acre lake site is located on the eastern portion of the ranch that is on an unnamed creek. See map for proposed lake site. Buyer is responsible for verifying the feasibility of any lake construction process and/or permitting.

WILDLIFE & HUNTING: Wildlife abounds! The ranch is somewhat of a wildlife sanctuary as it is not currently hunted by the owners, outside of an occasional feral hog thinning. Exceptional habitat, forage and water exist to support a healthy and thriving whitetail deer population. The ranch also resides in an area with bigger ranch owners which only helps add to that equation. Other wildlife consists of feral hogs, waterfowl, coyotes, and bobcats. Texas Parks and Wildlife & the National Wild Turkey Foundation teamed up to reintroduce wild turkeys into Henderson and Anderson County. While it is still early on in the process, the results have been encouraging with numerous sightings being reported.



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WALNUT CREEK: Walnut Creek runs for ~2.12 miles and serves as the northern boundary line of the ranch. The sandy bottom creek provides a dependable water source to wildlife and livestock. The mature hardwood tree lined creek makes for exceptional wildlife habitat. Walnut Creek runs from east to west across the northern boundary, meandering ~8 miles before emptying into Cedar Creek.

TOPOGRAPHY AND TERRAIN: Walnut Creek Ranch has great rolling topography, with several wet weather creeks that cut through the numerous draws found on the ranch. The ranch has ~90' of elevation change, with the high point being 400' above sea level, down to the low point on Walnut Creek, being 310' above sea level. The ranch is located in the Post Oak Savannah Region of Texas and has beautiful hardwoods throughout the ranch and nice sandy loam soils. The ranch is made up of about 35% of pasture and 65% of hardwood timber. A portion of the ranch along Walnut Creek lies within the 100-year floodplain. The southern portion of the ranch has beautiful rolling topography with several draws created by the numerous creeks. The ranch is very well watered with Walnut Creek, a 2± acre pond, numerous stock tanks and the various other drainages. The ability to add additional water features along those drainages are certainly possible. The area receives ~42" of rain each year.

ADDITIONAL STRUCTURAL IMPROVEMENTS:

Small Cabin- An ~800 sq. ft cabin of little to no value sits just east of the 2± acre pond. A second water well is located nearby.

Horse Barn- An ~1700 sq. ft horse barn with two rollup doors and four stalls sits just west of the log cabin home. It is currently being utilized as storage, however, it could easily be converted back into a horse barn and/or additional equipment space.

Pool House- Adjacent to the pool and log cabin home is a covered, open air Pool House. It is ~875/square feet and would make a great outdoor kitchen, hang out area, mother-in-law suite or smaller guest home.

Pool- Escape the heat in your own pool, complete with a rock slide and diving platform. The pool can be heated as well to enjoy the pool year-round. A hot tub is also connected to the pool as well.

Two Pole Barns- One covered pole barn is near the front entrance and front pasture. It is approximately 2,600/square feet. A second pole barn has not been completely finished out and lacks a roof and is located next to the horse barn.



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CATTLE: The ranch could conservatively support approximately 50 AUs. The perimeter fencing will hold cattle. The ranch could support a much higher head count with additional clearing and new cross fencing.

EASEMENTS:

Radio Tower- The Radio Tower is operated by KCKL-FM and is located near the SW corner of the property. The radio tower is currently providing monthly income for the owners. See broker for additional details regarding current lease & payments.

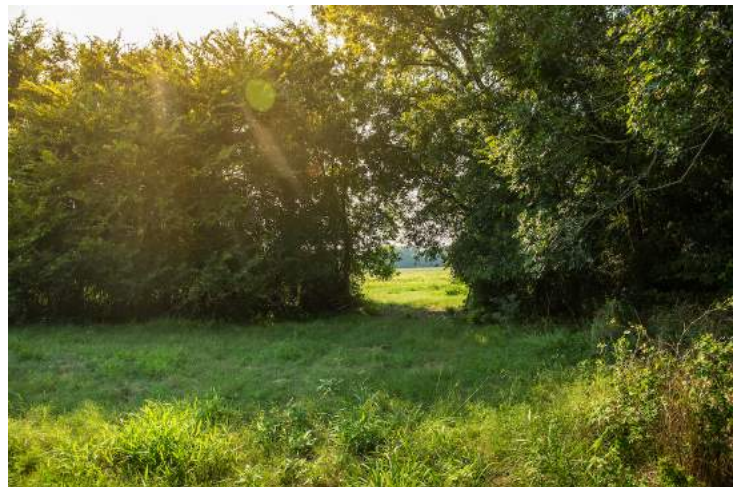
Tarrant County Water District Pipeline- A new water line will be constructed running mostly along the southern boundary/fence line of the ranch and then diagonally towards the western boundary line behind the dam of the 2+/- acre pond. See maps and/or broker for additional details.

Gas Pipeline- A gas pipeline runs along the eastern boundary line of the property, before making a diagonal turn to the NW near the NE corner of the property.

MINERALS: The seller does not believe to own the oil & gas estate; however, the surface minerals are believed to be owned by the seller.

TAXES: Walnut Creek Ranch is under ag. exemption. The approximate taxes on the ranch are \$13,944.01 per Henderson County Appraisal District.

PRICE: **\$3,150,000**



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DIRECTIONS: From Dallas, head east on US-175 for ~49.1 miles. Turn right onto W Mason St/US-175 Bus E and travel 1.56 miles. Turn right onto Texas Lakes Trail/S 3rd St/TX-198/FM-90 and travel 8.17 miles. Take a right onto Texas Lakes Trail/TX-198/FM-190 and continue to follow FM-90 for 8.79 miles. TX-198 becomes FM 3441 after crossing State Highway 31 in Malakoff. After .23 miles, veer left onto Robertson Drive. Robertson Drive turns into FM 2636, travel for approximately 2.5 miles and the ranch entrance will be on your left (east side of road).

From Athens, head west on TX-31 for approximately 9.64 miles to turn left onto FM-3441. After .23 miles, veer left onto Robertson Drive. Robertson Drive turns into FM 2636, travel for approximately 2.5 miles and the ranch entrance will be on your left (east side of road).

From Fort Worth, take US-287 S for 7.76 miles. Merge onto I-20 E/US-287 S via Exit 34A, travel for 1.51 miles. Take the US-287 S exit and continue on for approximately 50.4 miles. Merge onto I-45 S toward Corsicana and travel 16.4 miles. Take Exit 231 to take TX-31 towards Athens for 25.8 miles. Turn right onto FM-3441. After .23 miles, veer left onto Robertson Drive. Robertson Drive turns into FM 2636, travel for approximately 2.5 miles and the ranch entrance will be on your left (east side of road).

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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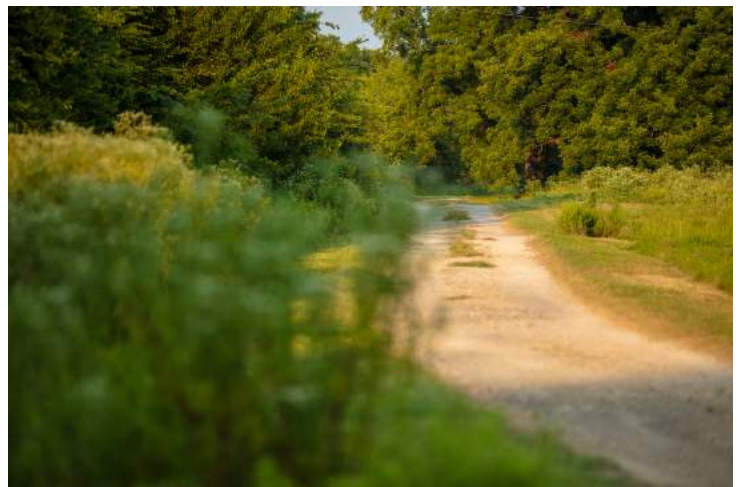
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