

# HICKORY WIND FARM

608± ACRES

VAN ZANDT & HENDERSON COUNTY, TEXAS

\$10,995,000



  
HORTENSTINE  
RANCH COMPANY

(214) 361-9191  
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**OVERVIEW:** Nestled amongst towering pine trees, meandering creeks and springs and lush Coastal Bermuda pastures, Hickory Wind Farm is an extraordinary property that offers an unparalleled blend of natural splendor and luxurious living. Overlooking a 7+/- acre lake, a custom-designed home crafted with meticulous attention to detail, stands as the centerpiece, seamlessly integrating with its breathtaking surroundings. This exquisite ranch is more than just a property, it's a sanctuary, a haven for those seeking a life of unparalleled beauty, luxury, and peace. Whether you're an avid outdoorsman, nature lover or simply seeking

a serene escape from the everyday, this property offers the perfect opportunity to create your own private paradise.

**LOCATION:** Located in both Van Zandt and Henderson Counties, Hickory Wind Farm sits 90 miles from Dallas (1 hour 20-minute drive), only ~25 miles SE of Canton and ~14 miles West of Tyler. This exceptional location is within a highly sought-after area being less than 5.7 miles from Edom, ~11 miles NE of Brownsboro and 14 miles SE of Ben Wheeler, TX.

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**MAIN HOUSE:** The main residence was originally built in 1987. In 1992, a prominent Dallas family purchased the property and retained Tyler architect, Mike Butler, to design the renovation and expansion of the house, which now boasts 7,341 square feet, with three levels, including 5 bedrooms and 6.2 bathrooms. The current owners have worked extensively with Cathy Kincaid, a noted Dallas designer, to update and furnish the home with exquisite furnishings, and designer linens and wallpapers. An expansive wrap-around covered veranda with large outdoor sitting and dining areas provides a welcoming entrance to the home. The focal point in the entry hall is a beautiful hand-carved staircase, crafted from cedar trees harvested from the property. The main floor includes multiple living and dining areas, a wet bar, and a gourmet kitchen with a walk-in refrigerator/freezer, 2 islands and a breakfast area that opens to the back porch.

The second floor includes the well-appointed primary suite with adjoining office and reading rooms that boast panoramic views of the rolling lawns, infinity pool and lake. There are four additional spacious bedrooms on this level, each named for their unique décor, and including en-suite bathrooms. The lower level is an entertainment area for all ages and opens to the large infinity pool and in-ground trampoline overlooking the lake. Cedar trees harvested from the property were used to construct the outdoor porches and several bridges near the house.



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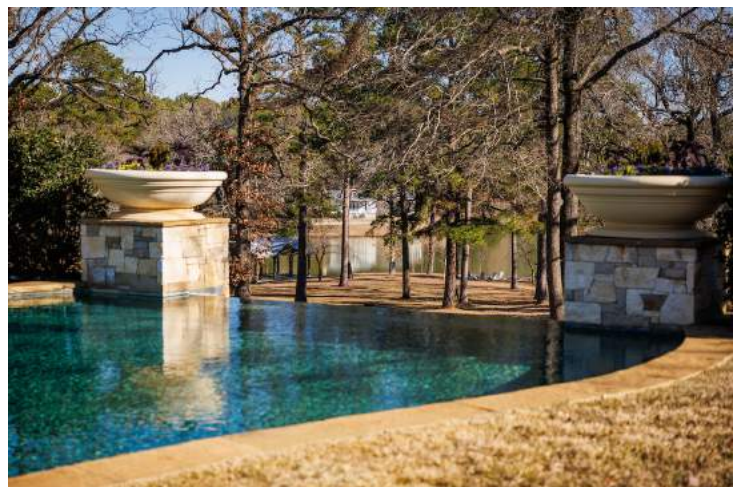
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**INFINITY POOL:** The infinity pool is adjacent to the main residence and overlooks the 7+/- acre lake. It offers an excellent area to relax and entertain friends and family.

**GUEST COTTAGE:** The 1,597 square foot guest house, named Rose Cottage, was also designed by Mike Butler, and updated by Cathy Kincaid. The cottage overlooks the lake and is finished with the same quality as the main house. The central living room boasts vaulted, beamed ceilings, a large fireplace, and French doors opening to an expansive porch overlooking the lake. The well-appointed kitchen includes gourmet appliances and an island and opens to the dining area. There are also two spacious guest rooms with custom wallpapers and drapes, and en-suite bathrooms. The primary bedroom opens to a private screened porch, also overlooking the lake.

**LAKE:** A 7+/- acre lake sits just to the east and below the main residence. The lake is estimated to be ~25' deep and provides great fishing opportunities for largemouth bass. The recreational possibilities on the lake are endless. Stunning views of the lake from the main residence and Rose Cottage are found at multiple vantage points.

**ENTRANCES/DRIVE-UP APPEAL:** The main residence is approximately a half mile off the road. As you enter the main gate, the road winds through a beautiful pine forest along an improved road, until the trees open to view the main residence, located on a hilltop. As you approach the residence, you cross a well-constructed stone bridge, over multiple crystal-clear ponds, and waterfalls.



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**IRRIGATION:** The area around the main residence is under sprinkler irrigation. Beautiful landscaping features are present throughout, providing an impressive backdrop and complimenting the improvements nicely.

**BOAT DOCK & PIER:** The covered boat dock includes 3 boat slips and electric power, and is located at the edge of the lake, a short distance from the main residence, across meticulously manicured grounds with beautiful trees. The nearby fishing pier extends over the water, with a swimming raft located a short distance away.

**HORSE BARN:** Adjacent to the main residence is a hand-crafted cedarwood equestrian barn that is perched on a hillside overlooking lush Coast Bermuda pastures. It is fully equipped with 6 stalls, an HVAC system, tack room and an attached apartment with kitchen. The horse barn also makes for an excellent entertainment area for friends, family, and guests.

**CREEK & SPRINGS:** Sparking creeks, hidden springs and meandering drainages weave their way throughout Hickory Wind Farm. Battle Creek traverses through the farm near the southwestern corner for approximately 2,635'. A newly constructed bridge has been built over Battle Creek to provide year around access to the western side of the creek. A spring is located on the creek below the main lake, where a concrete dam creates a small pool of water along the creek. A perforated pipe is in place in this pool and can flood a managed wetland nearby.

**MANAGED WETLAND:** A managed wetland that is just under 1+/- acre sits just off the spring-fed creek. This managed wetland is the appropriate depth to attract wintering waterfowl and offers excellent habitat for a variety of other wildlife. The wetland is filled by a perforated pipe that is in place along the nearby spring-fed creek. A control valve is in place on the backside of the managed wetland to release water on command.



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**TREES, GRASS & FORBS:** Massive mature pine trees and hardwoods can be found throughout the property. There are dogwood trees, ferns, American beautyberry, approximately 123+/- acres of Coastal Bermuda pastureland, and a variety of other native grasses, trees, forbs, and shrubs.

**TOPOGRAPHY:** With over 170' of elevation change, the topography at Hickory Wind Farm is a sight to behold. The scenic and rolling terrain offers diverse land features throughout, while numerous vantage points offer expansive views of the surrounding countryside that showcase the beauty of East Texas.

**SOILS:** Sandy to sandy loam soils are dominant and perfect for trail riding horses, growing Coastal Bermuda, planting pine trees and more. Soils are productive for both livestock and wildlife.

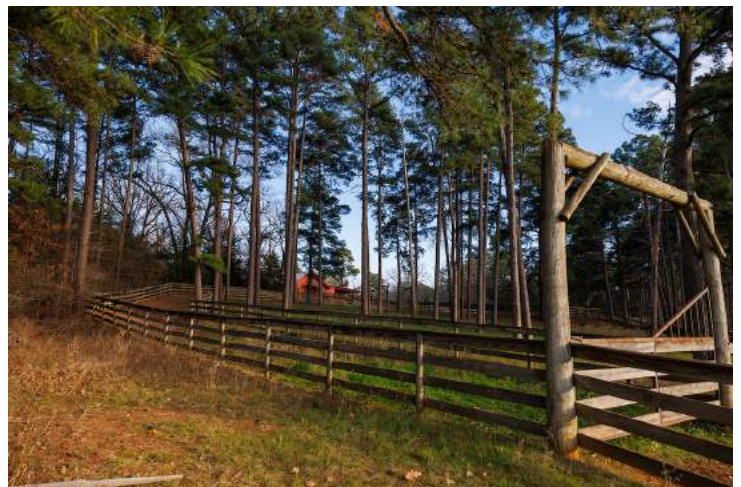
**WILDLIFE:** With excellent habitat and forage present, whitetail deer are plentiful at Hickory Wind Farm. Waterfowl hunting opportunities are also present during the wintering months across the managed wetland and the various bodies of water on the property.

**HORSES/CATTLE/HAY:** Historically, Hickory Wind Farm has run a small herd of cattle, as well as horses. Several improved Coastal Bermuda pastures are excellent for grazing and/or for hay harvesting. Fencing is in good condition throughout the ranch.

**INTERNAL ROADS/TRAILS:** Numerous, well-established trails run throughout the property.

**SURFACE LEASES:** There are not believed to be any surface leases.

**WATER WELLS:** Four water wells are located on the property. Rural water service is also available onsite.



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**MINERALS:** Owned minerals are negotiable.

**AREA:** Edom, TX is a small, artistic east Texas community. The rapidly growing city of Tyler is located 14+/- miles away from the ranch. Ben Wheeler is 14+/- miles from the ranch and hosts several good restaurants, live music, and shopping. Chandler is located about 6 miles away from the ranch, and includes a large grocery store, as well as several restaurants and additional lodging. This area is a preferred destination for people visiting East Texas. Brownsboro is located south of the ranch and only 11+/- miles away. Canton is home to the popular First Monday Trade Days (known as the world's largest flea market) and is only 25 miles away from the ranch.

**ROAD FRONTAGE:** Hickory Wind Farm fronts FM 279 for ~3,592'. The eastern perimeter runs along Van Zandt CR 4819 and Henderson County Road 3307 for approximately 4,304'. The southern perimeter of the ranch runs along Henderson County Road 3310 for approximately 5,028'.

**NEARBY AIRPORTS:** Tyler Pounds Regional Airport is located approximately 7.5 miles from the ranch, with three runways being 8,334', 5,200' and 4,832' in length. Additional airports include Athens Municipal Airport located approximately 30 miles away and Canton-Hackney Airport located approximately 31 miles away.

**SCHOOL DISTRICT:** Van Independent School District. The district is A-rated.

**PROPERTY TAXES:** The annual property taxes are approximately \$35,838.20. The ranch is agriculturally exempt.

**EASEMENTS:** Utility easements for electricity are on the property. A natural gas pipeline clips the extreme southwest corner of the ranch for about 1,130 feet. No other known pipeline or transmission line easements are present.



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**PRICE: \$10,995,000**

**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 Listing Broker.

**CO-BROKERED:** Hickory Wind Farm is co-brokered with Michelle Wood, Compass Real Estate, and Hortenstine Ranch Company, LLC.

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## Michelle Wood- Agent

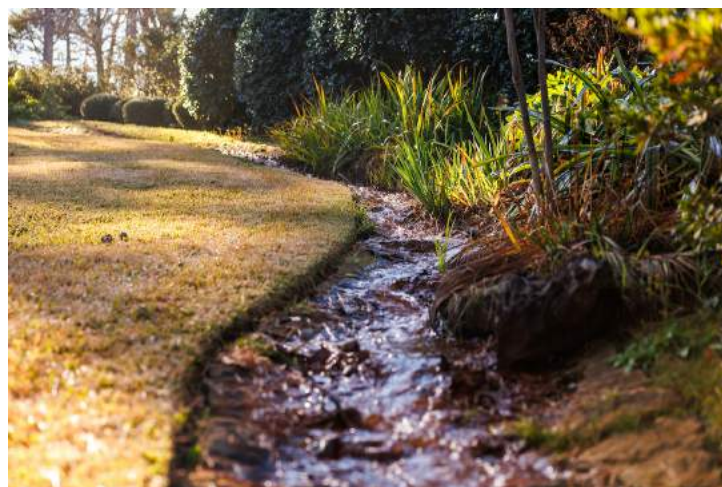
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## COMPASS

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