

RIVER OATS RANCH

1,511± ACRES

DELTA COUNTY, TEXAS

\$3,966,375



(214) 361-9191
www.hrcranch.com

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OVERVIEW: A wildlife sanctuary awaits at River Oats Ranch! The ranch has excellent proximity to DFW, being located approximately 89 miles northeast of Dallas in Delta County. The ranch boasts over ~3 miles of South Sulphur River frontage. River Oats Ranch has been managed extensively for whitetail deer since 2004 and up until recently was under the state's Managed Land Deer Program (MLDP). The ranch has two access points off the Texas SH 154/SH 19 frontage, as well as a deeded easement that enters via the northeast corner of the property from County Road 1187 (see map for location). The ranch makes it an exceptional hunting & recreational option for the avid outdoorsman. The mature whitetail

bucks on the ranch typically score in the range of 140-150 B&C. There is also an impressive trail system, totaling approximately 16.28 miles, throughout that makes the entire ranch accessible via UTV's, even during the wettest conditions.

With the South Sulphur River frontage and three creeks (Brushy Creek, Greenbrier Branch and McGuyer Branch) flowing through the ranch, Cooper Lake being less than ~3 miles from the western boundary of the ranch and a known magnet for waterfowl enthusiasts, there are endless possibilities to create a waterfowl haven for wintering waterfowl.

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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LOCATION: Located due East of Cooper, TX, off Texas SH 154/ SH 19, just below Cooper Lake dam.

WILDLIFE & HUNTING: The ranch measures ~3.2 miles from the west boundary to the east boundary offering numerous hunting opportunities on this low fence fair chase ranch. Food plots have been well thought out and placed throughout the ranch. Each setting is unique and well-spaced for hunters that desire different settings throughout the hunting season.

While there are no managed wetlands on the property today it is believed that those opportunities exist for future development. Multiple creek systems and drainages traverse the ranch from west to east through the relatively flat bottom land that is covered in hardwood timber. The area is a prime location for waterfowl ready for the next owner to make this a multifaceted recreational ranch.

DEER STANDS & FEEDERS: The deer stands, corn & protein feeders may convey with the sale of the ranch.

BARNDOMINIUM: The barndominium is approximately 900/sq. ft and sits perched on the northern most part of the property on a hilltop surrounded by majestic hardwoods. There is approximately 600/sq. ft for the hunter's camp complete with a kitchen, bathroom and loft, as well as an additional 300/sq. ft of insulated barn space. The rustic, yet functional, barndominium comfortably sleeps four people providing a place to stay while planning a more permanent structure. City water, power and septic are in place.

HOME & BARN SITE: A new electric gate and elevated all-weather road is in place off TX-154/TX-19 that leads to a well-designed and elevated headquarters area, measuring roughly 1.6+/- acres in size, ready for construction of a new home and/or barn. The area around this site has been thinned, leaving majestic oak trees fully surrounding the future headquarters area. Just below this area, is a beautiful 1.1+/- acre pond. The pond is believed to be ground-water fed.

BARN/SHED: The covered barn is approximately 450/sq. ft and is open air. A perfect place to store various ranch equipment.



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TERRAIN/TOPOGRAPHY: The ranch in general is relatively flat throughout the ranch except for the home location that rises 30-40' above the bottomland floor. Elevations vary approximately 20-25' across the remainder of the ranch. Prior to the current owner owning the property an elevated levee system was constructed along the banks of the Sulphur River frontage. The levee offers a great roadway to traverse west to east during wet times of the year.

TAXES: River Oats Ranch is wildlife exempt. Per Delta County Appraisal District, the approximate taxes were \$1,600.41 for 2022.

MINERALS: Seller owned minerals are negotiable.

DIRECTIONS: From I-635 in Dallas, head east on I-30 for approximately 45 miles to take Exit 101 towards TX-24. Head north on TX-24 for approximately 25 miles to turn right onto TX-154. Head east on TX-154 for approximately 2.5 miles to arrive at the ranch entrance off TX-154.

From Sulphur Springs, head north on TX-154 for approximately 15 miles to ranch entrance on the right.

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: \$3,966,375

CONTACT:

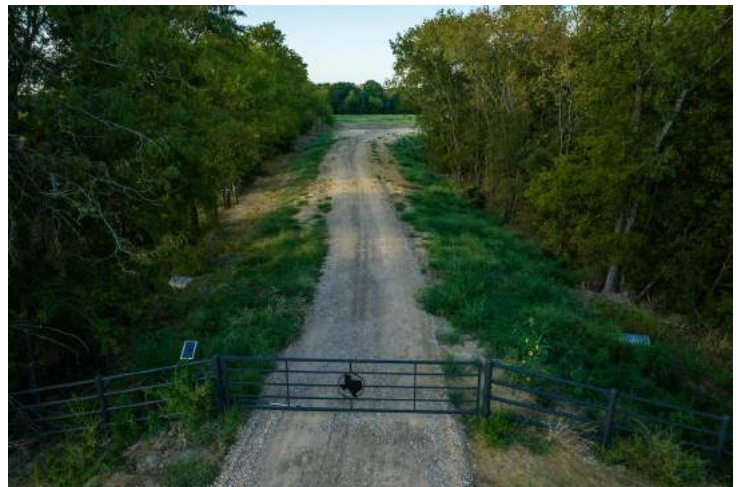
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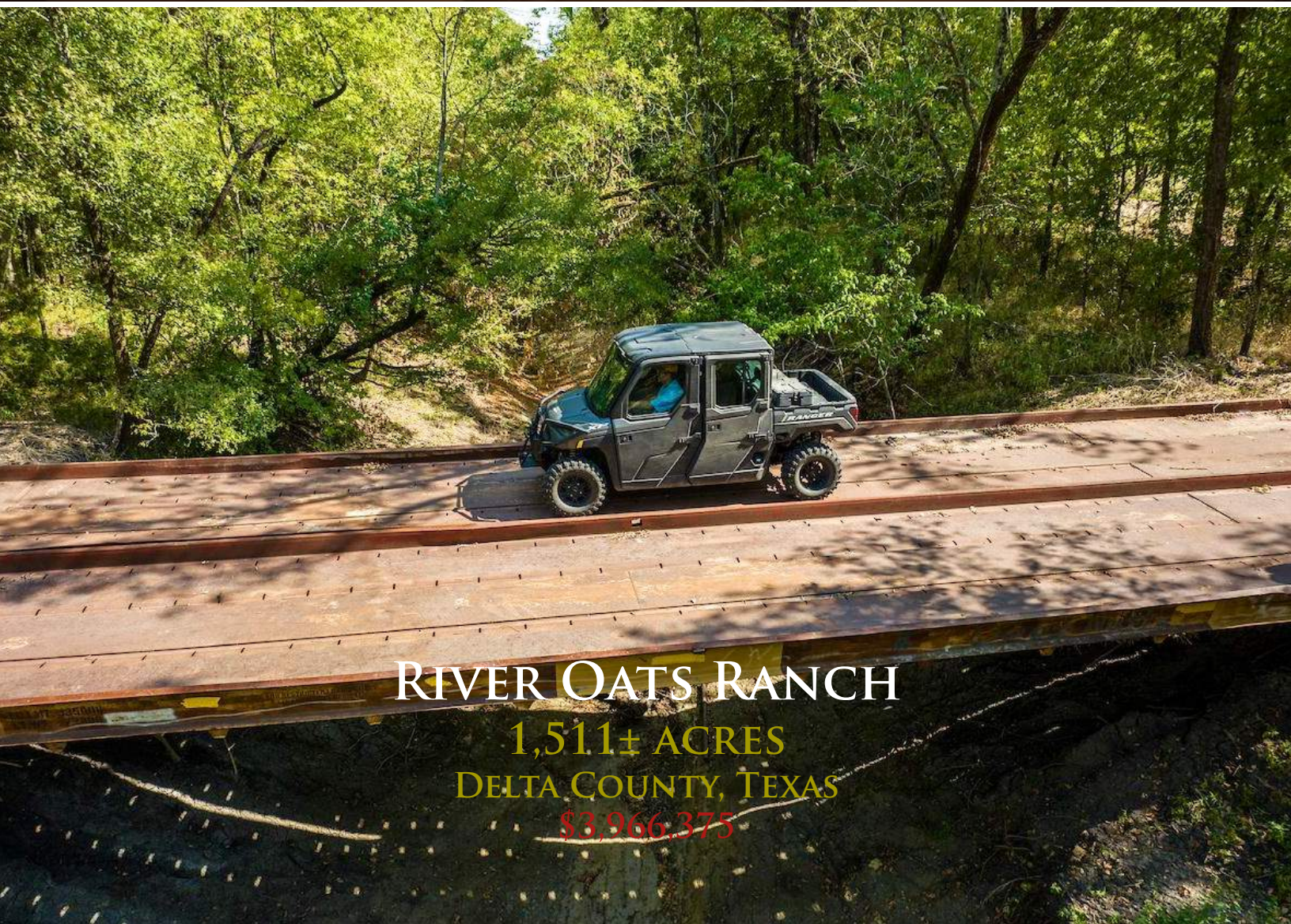
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