

IRON RIDGE FARM

173.34± ACRES

MORRIS COUNTY, TEXAS

\$847,000



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

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OVERVIEW: Iron Ridge Farm is a well-timbered and well-watered recreational hunting property, located in the piney woods of NE Texas. The Morris County property reveals a glimpse into the past while providing recreation for the present. The 173+/- acres boasts perennial streams, a wide variety of mature hardwoods, diverse plant life providing exceptional hunting opportunities for deer, hogs, and waterfowl.

LOCATION: The property is located on Connor Rd, ~1.5 miles north of the quaint town of Daingerfield, Texas. From Dallas, the drive is ~ 125 +/- miles (2 hr. 15 min); from Longview, the drive is ~31 miles (less than 45 min.).

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: The property features a historic ~1,200 SF rock home built in the early 1900's by the original owners. This home, if improved, could provide the new owner with a unique nostalgic cabin. There are plenty of other opportunities for one to build a new structure overlooking the 6+ ac lake as well. The museum in downtown Daingerfield has a display featuring photos of this cabin being built and the family that lived there.

TIMBER/HABITAT: Iron Ridge Farm is mostly timbered with native species including white oak and red oak varieties, hickory, elm, birch, black gum, sweet gum, and some native pine. Amidst the native timber the understory provides abundant habitat and forage for wildlife. There are several areas where the new owner could establish food plots and hunting areas to further develop this property and its recreational attributes.

SURFACE WATER: Iron Ridge Farm features abundant surface water including the centerpiece of the property, a 6.2+/- acre lake. Two other creeks or tributaries flow across the property as well. The lake is stocked with largemouth bass, Coppernose bluegill, other panfish, and various baitfish.

WILDLIFE: The topography, diverse, and abundant cover provides an excellent habitat for deer growth. Excellent native cover also provides a home for feral hogs, squirrel, and varmints. The property's water assets provide duck hunting opportunities as well.

TOPOGRAPHY: The topography is rolling to sloped terrain. The majority of the property drains well with minimal if any floodplain. The property has a high point of ~400 feet above sea level and a low of ~320 feet above sea level.



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EASEMENTS: One electrical easement in the central portion corner of the property.

UTILITIES: Electricity is provided by Bowie-Cass Electric Cooperative.

TAXES: The property has a timber management plan in place and has a timber Ag exemption.

MINERALS: Ask Broker for details

PRICE: \$847,000.00 (\$4,886.35/acre)

CONTACT:

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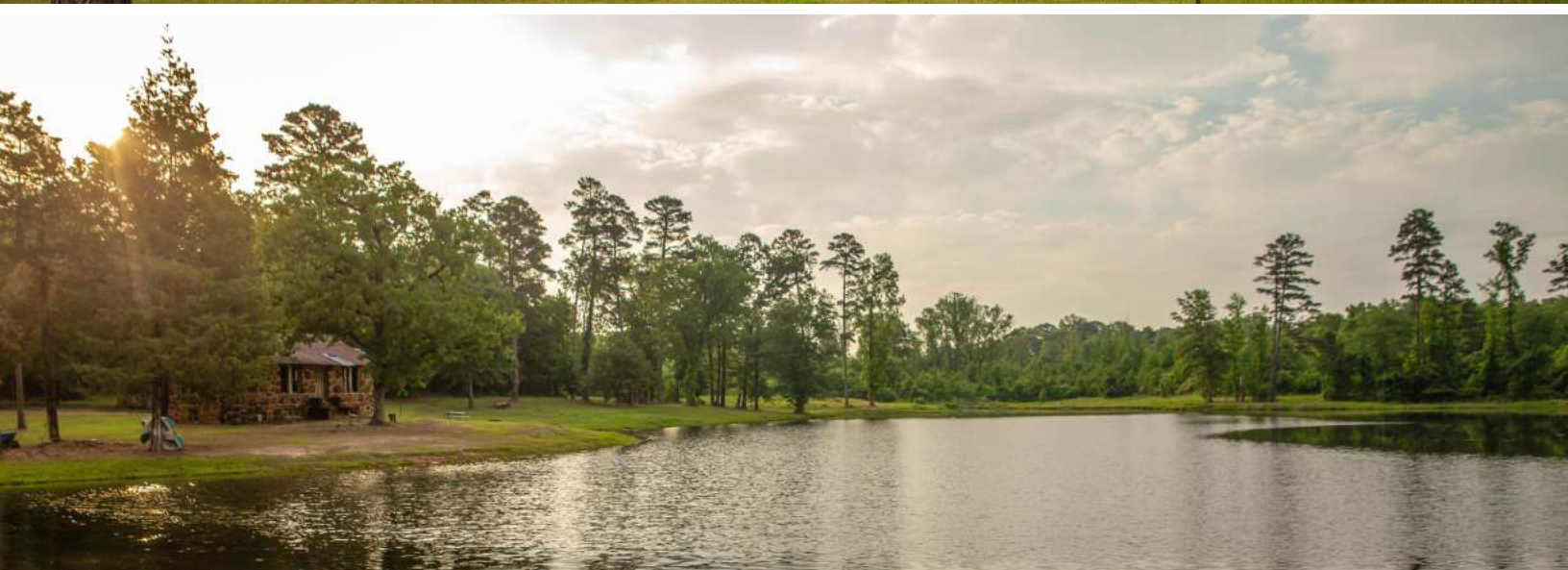
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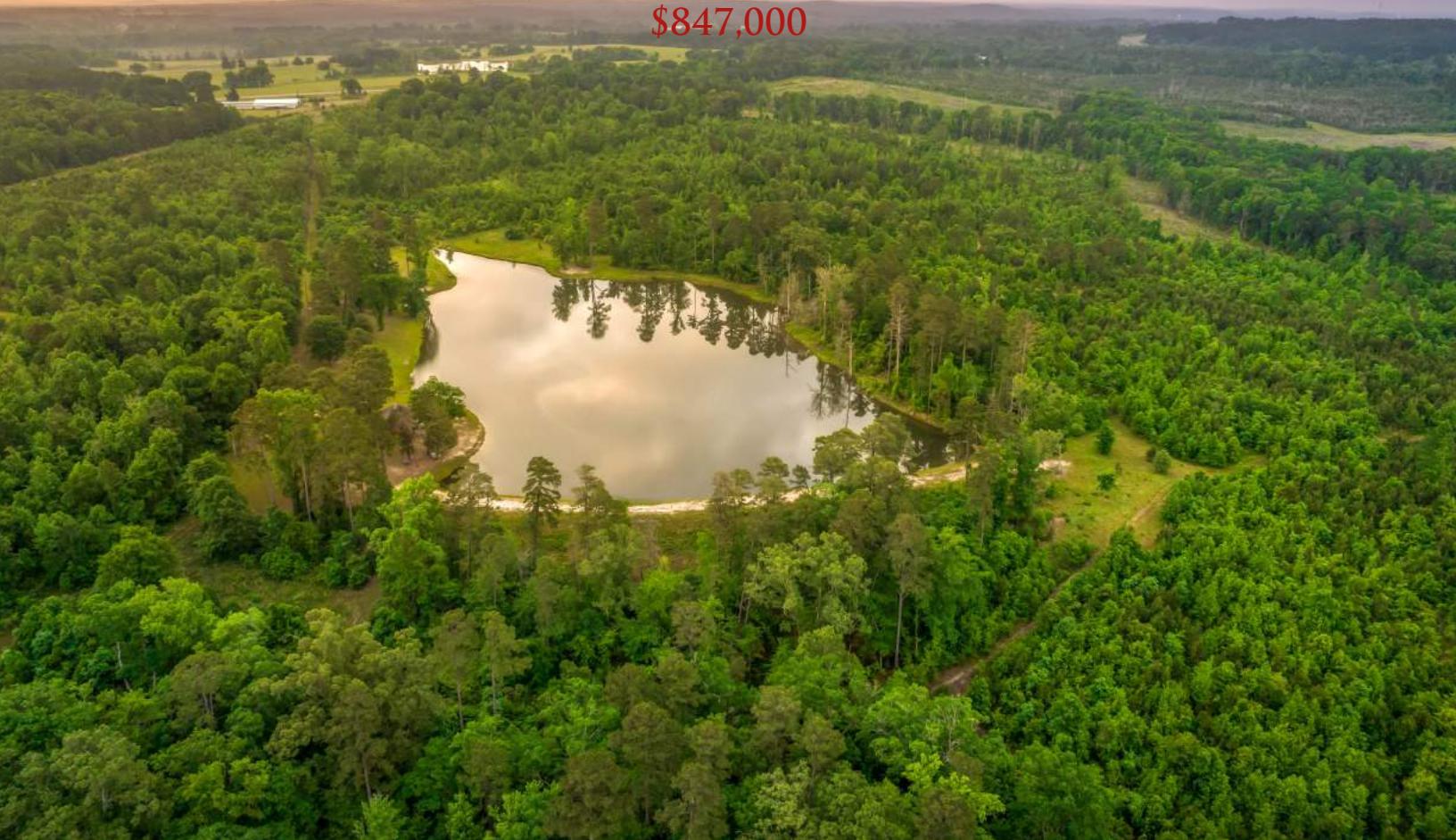


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