

# HESTER LAKES RANCH

418± ACRES

HENDERSON COUNTY, TEXAS

\$1,750,000



Office: (214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)

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**OVERVIEW:** Hester Lakes Ranch is an incredibly well-rounded recreational hunting ranch that offers year-round activities. The ranch is 418+/- acres and is located in Henderson County, just north of Murchison. It has excellent proximity to DFW, being located approximately 83 Miles away from Dallas.

Hester Lakes Ranch ranges from rolling topography with improved grasses and scenic lakes to mature hardwood bottomland forests. The highlight of the ranch is the 13.6+/- acre lake which offers wonderful aesthetics and a stocked fishery to chase after trophy bass. There is also a shared lake that is approximately 6.2+/- acres that is stocked and equally impressive. Both lakes are sure to

provide countless hours of enjoyment for the avid angler. The ranch also offers a few different locations for excellent homesites.

The ranch is very well watered. In addition to the two lakes, both Kickapoo Creek and Daniel Creek traverse through the heart of the ranch. The creek bottoms and mature hardwoods create exceptional cover and habitat for whitetail deer. There are multiple rifle and bow stand locations that are ready to be utilized for the upcoming whitetail deer season. The ranch also has over 42+/- acres of managed wetlands that provide excellent waterfowl hunting opportunities each winter.

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:** Hester Lakes Ranch is located just north of Murchison, approximately 83 miles southeast of Dallas and approximately 12 miles northeast of Athens. The ranch has two separate entrances with road frontage on CR 3800 and CR 3801.

**DIRECTIONS:** From Dallas, take US-175 E to Athens for approximately 68.53 miles, head east on Loop 7 in Athens to take TX-31 north to Murchison, turn left to head north on FM 773 for approximately 2.98 miles, then turn left onto CR 3800, the main entrance to the ranch will be on the right after approximately .645 miles.

From Athens, take TX-31 north to Murchison, turn left to head north on FM 773 for approximately 2.98 miles, then turn left onto CR 3800, the main entrance to the ranch will be on the right after approximately .645 miles.

From Tyler, take TX-31 west to Athens for approximately 27.50 miles, at Murchison turn right to head north on FM 773 for approximately 2.98 miles, then turn left onto CR 3800, the main entrance to the ranch will be on the right after approximately .645 miles.

**SURFACE WATER & FISHERIES:** The main lake is 13.6+/- acres and offers wonderful aesthetics and excellent fishing. The lake is stocked with Florida strain largemouth bass, crappie, channel catfish and coppernose bluegill. There is also a very good homesite that is located just to the east of the main lake.

The second lake is approximately 6.2+/- acres in size, with 5.9+/- acres being located within the Hester Lakes Ranch boundary. The lake located just below the main lake, and is also stocked with Florida strain largemouth bass, crappie, channel catfish and coppernose bluegill.



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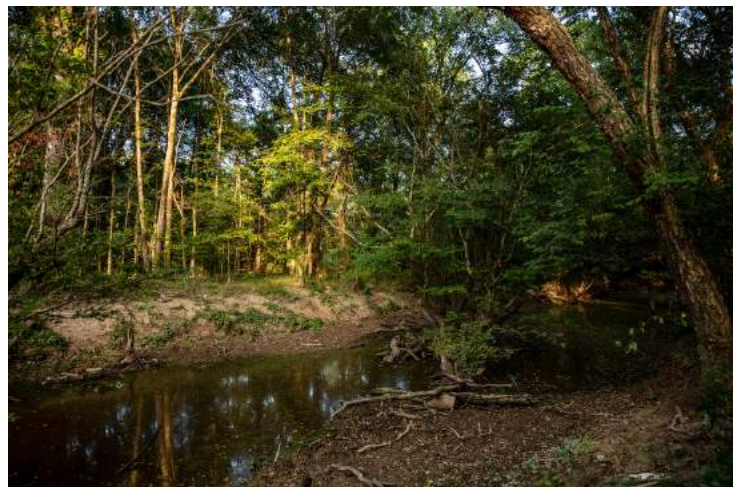
**WETLAND UNITS:** Hester Lakes Ranch has two managed wetlands that total approximately 42+/- acres. The western managed wetland is lined with bald cypress trees and is very scenic. An abundance of smartweed is currently found throughout the managed wetland which offers an excellent food source for wintering waterfowl. The eastern managed wetland offers flooded green timber waterfowl hunting. The two wetlands together offer different styled hunts and a great diversity of habitat for waterfowl.

A well thought out water control design has been implemented where the managed wetlands can be filled by Daniel Creek. The water control feature allows the managed wetland to stay at the desired level to create excellent habitat for wintering waterfowl. The overflow from the western unit, flows to the eastern unit which creates incredible flooded green timber. The managed wetlands have multiple duck blinds in place and are ready for the upcoming waterfowl season. The water control features also allow for water to be removed on command at the end of each hunting season.

**WILDLIFE & HUNTING:** In addition to waterfowl hunting, Hester Lakes Ranch has abundant whitetail deer and feral hog populations. While the ranch has been lightly hunted for whitetail deer over the last few years, numerous bow and rifle stand locations can be found throughout the ranch. Come chase after mature East Texas whitetail deer!

**KICKAPOO CREEK & DANIEL CREEK:** Kickapoo Creek serves as the northwest boundary of the ranch for approximately 2,038 feet, and then continues through the upper end of the ranch running west to east, for approximately 3,406 feet. Kickapoo is a year-round creek that runs for approximately 38 miles, beginning southeast of Canton and ending at the mouth of Lake Palestine.

Daniel Creek is a wet weather creek that runs through the ranch from west to east for ~3,527 ft, and then converges into Kickapoo Creek just outside the ranch boundary. Daniel Creek is the primary water source for the two managed wetlands on the ranch.



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**PRICE: \$1,750,000**

**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 Hortenstine Ranch Company, LLC.

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## CONTACT:

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**CATTLE:** Hester Lakes Ranch is currently leased for grazing to a nearby cattle rancher. The ranch conservatively runs approximately 100 AUs. A set of working pens is located near the second entrance to the ranch on the western side near County Road 3801.

**STRUCTURAL IMPROVEMENTS:** No structural improvements found on the ranch. Come build your dream ranch home! You will find two exceptional homesites, with one overlooking the big lake and the other overlooking the wetlands. There is power at both home site locations, as well as Bethel-Ash Community water at CR 3800.

**EASEMENTS:** A transmission line traverses a small part of the ranch, running east to west, for approximately 1,404 feet. A pipeline traverses the ranch, running diagonally from the north to the southeast corner, for approximately 3,284 feet.

**MINERALS:** The seller is willing to convey a portion of the estate with an acceptable contract.

**TAXES:** Hester Lakes Ranch is under an agricultural tax exemption. The approximate taxes for 2020 are \$996.61 per Henderson County Appraisal District.



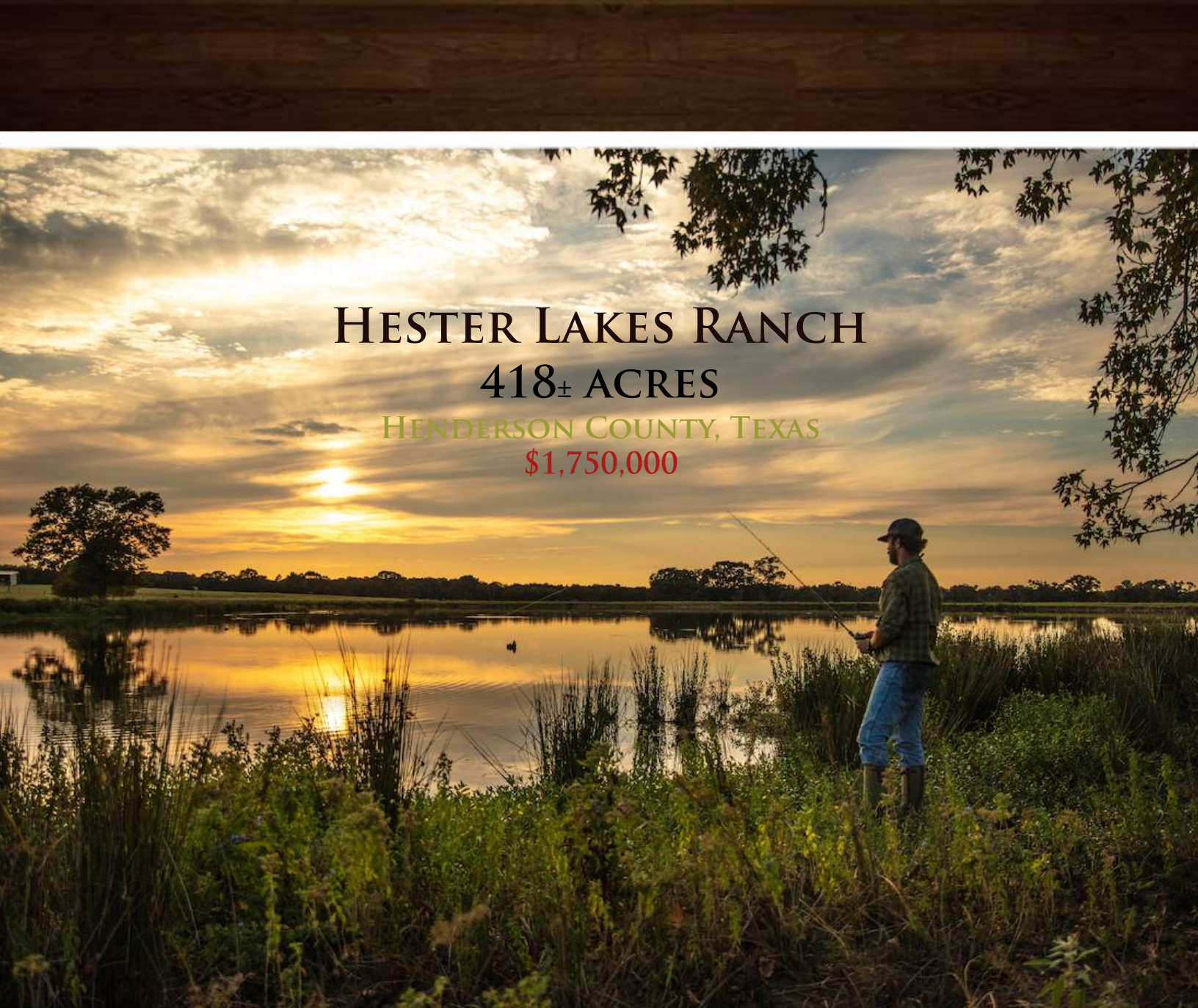
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A man in a plaid shirt, blue jeans, and a cap is fishing in a lake at sunset. The sun is low on the horizon, casting a golden glow over the water and sky. The man is standing in tall grass on the right side of the frame, holding a fishing rod. The water reflects the sunset and the surrounding trees.

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**Hortensine Ranch Company, LLC (Broker)**

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