

Linden Lake Ranch
100 US Hwy 59 N
Linden, TX 75563

\$2,490,000
490± Acres
Cass County



MORE INFO ONLINE:

MoreofTexas.com

Linden Lake Ranch
Linden, TX / Cass County

SUMMARY

Address

100 US Hwy 59 N

City, State Zip

Linden, TX 75563

County

Cass County

Type

Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

32.978218 / -94.361749

Dwelling Square Feet

2000

Bedrooms / Bathrooms

3 / 2

Acreage

490

Price

\$2,490,000

Property Website

<https://www.mossyoakproperties.com/property/linden-lake-ranch-cass-texas/79538/>



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PROPERTY DESCRIPTION

Linden Lake Ranch nestled just south of Linden TX in Cass county features rolling emerald pastures traversed by Jim Bayou and Salem Branch that run year round. Roughly 40% heavily wooded habitat harbors a healthy whitetail deer herd which has consistently yielded bucks above the average for the area year in and year out. The current owners have managed the whitetail herd with year round feeding and protein programs utilizing All Seasons corn feeders (14) and All Seasons protein feeders (3). Hunters enjoy the comfort of 12 fiberglass Hunt Safe stands on platforms from 5' to 16' for those chilly Fall mornings hunting the rut!

The lake provides ample opportunities for fishing and recreation...good depth and consistent water levels would allow for additional management potential for improving the fishery for the discerning fisherman. Waterfowl frequent both the lake and Jim Bayou during the winter months.

For the landowner wanting to run their own cattle, there are rolling pastures of stout native grasses and cross fencing or the opportunity to lease the grazing out to a local rancher.

Historically the ranch has generated additional income selling water to oil companies utilizing water from the lake...a system of pumps and piping allow the lake to be maintained by pumping additional water out of Jim Bayou.

Deposits of iron ore are readily utilized to maintain interior roads to allow access throughout the ranch.

The farm house is in good condition and provides a comfortable respite in between hunts or for family gatherings. The shop is oversized with concrete flooring and large overhangs on three sides for additional storage. Also, there's a walk in cooler for hanging the day's deer or hog harvest while in camp. A second smaller shop sits close to the lake.

LOCATION: Linden, TX (Cass County)

- Dallas, TX - 2.5 hours
- Texarkana, TX - 1.5 hours
- Shreveport, LA - 45 minutes

CLIMATE: 52" annual rainfall

UTILITIES: Electricity is provided by Cass County Electric Co-Op, and water is Co-Op

WILDLIFE: Waterfowl, hogs, whitetail deer



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MINERALS: Surface sale only

WATER ASSET: The property has a history of water sales to oil companies for the purpose of fracking out of the 9 Ac lake

TROPHY BASS LAKE: Approximately 9 Ac lake producing trophy bass yielding average fish of 2-4 lbs and the lake record of 10 lbs

VEGETATION: Primarily native pasture with scattered hardwoods along the creek and boundary edge plus some managed pine timber

TERRAIN: Gently rolling with some nice terrain relief

SOILS: Bernaldo fine sandy loam; Mattex loam; Cuthbert gravelly fine sandy loam; Tenaha loamy fine sand; Kirvin soils; lulus fine sandy loam; Lilbert loamy fine sand

IMPROVEMENTS: Frame farm house ; large equipment shed; small shop

CURRENT LAND USE: Cattle ranch; Hunting; Trophy bass fishing; Water sales

POTENTIAL LAND USE: Residence, homestead, retreat, timber management, hunting and recreation

FENCING: Good perimeter fencing; cross fencing for rotational grazing opportunity



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ACCESS: State Hwy 59 frontage on west side (app. 4,000'); County road frontage on north side (app. 2,500')

EASEMENTS: Gas line; residential electric lines; oil company access road on farthest south end of the ranch

LEASES: Oil/gas lease; water lease



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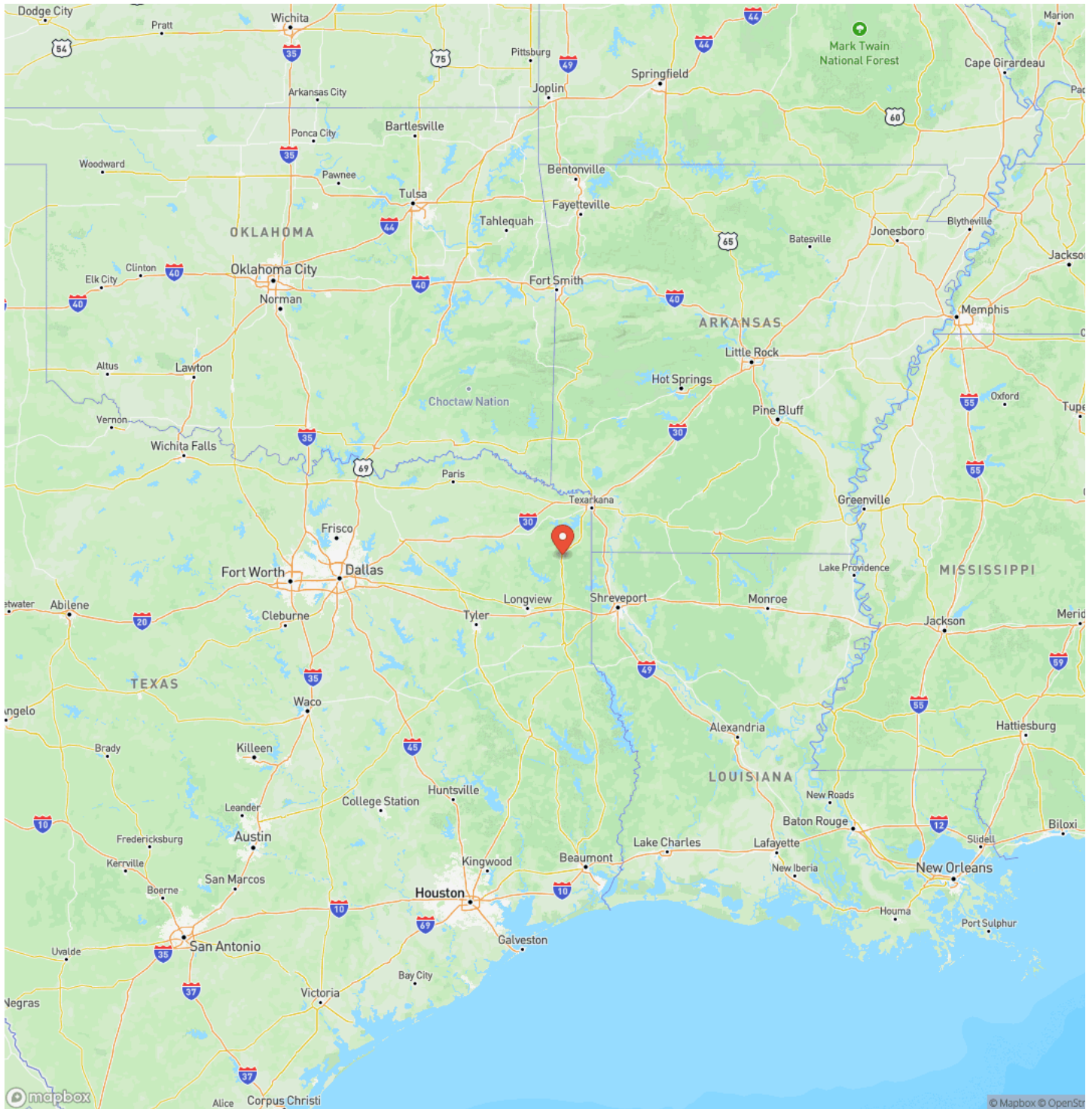
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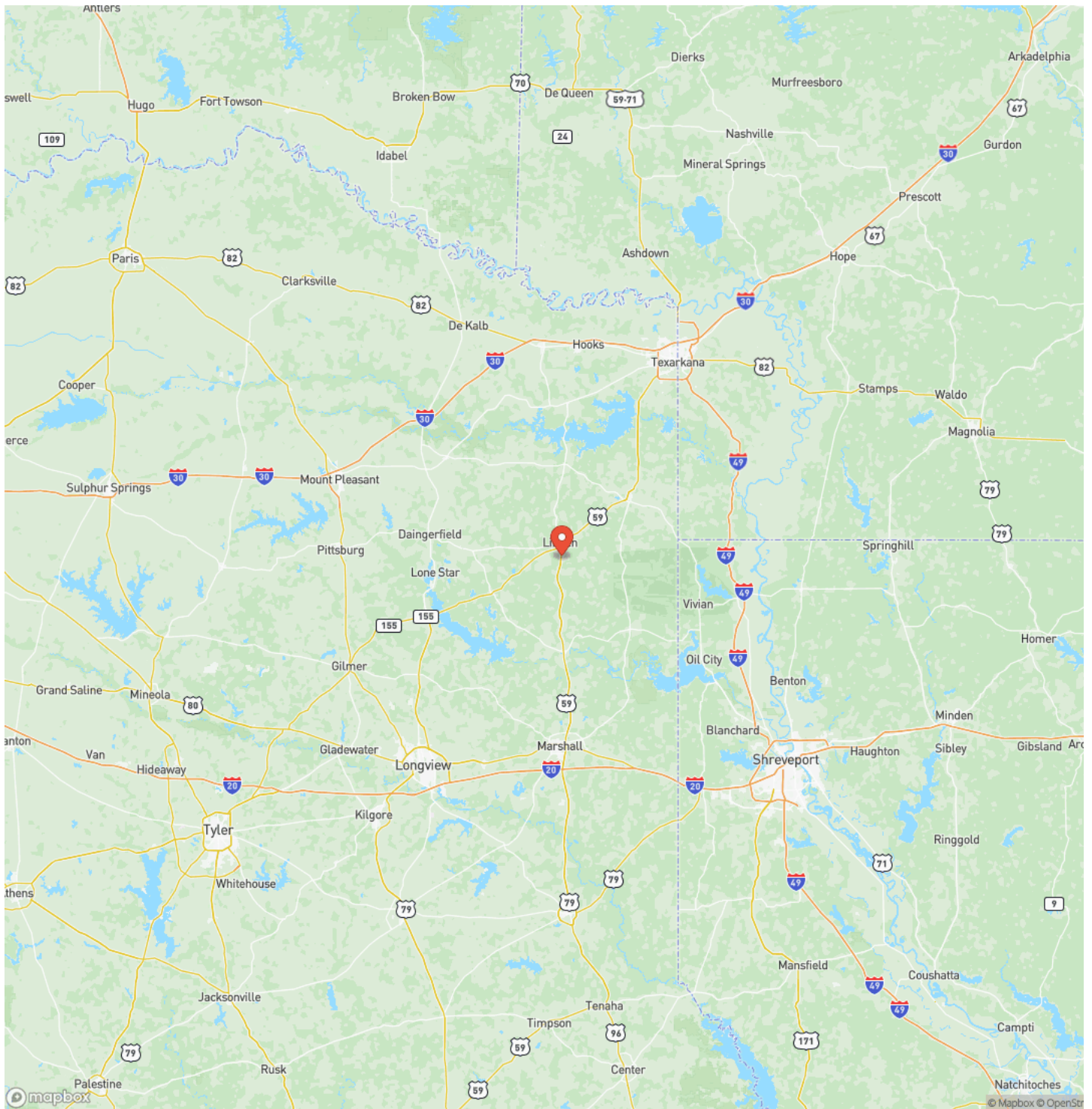
Locator Map



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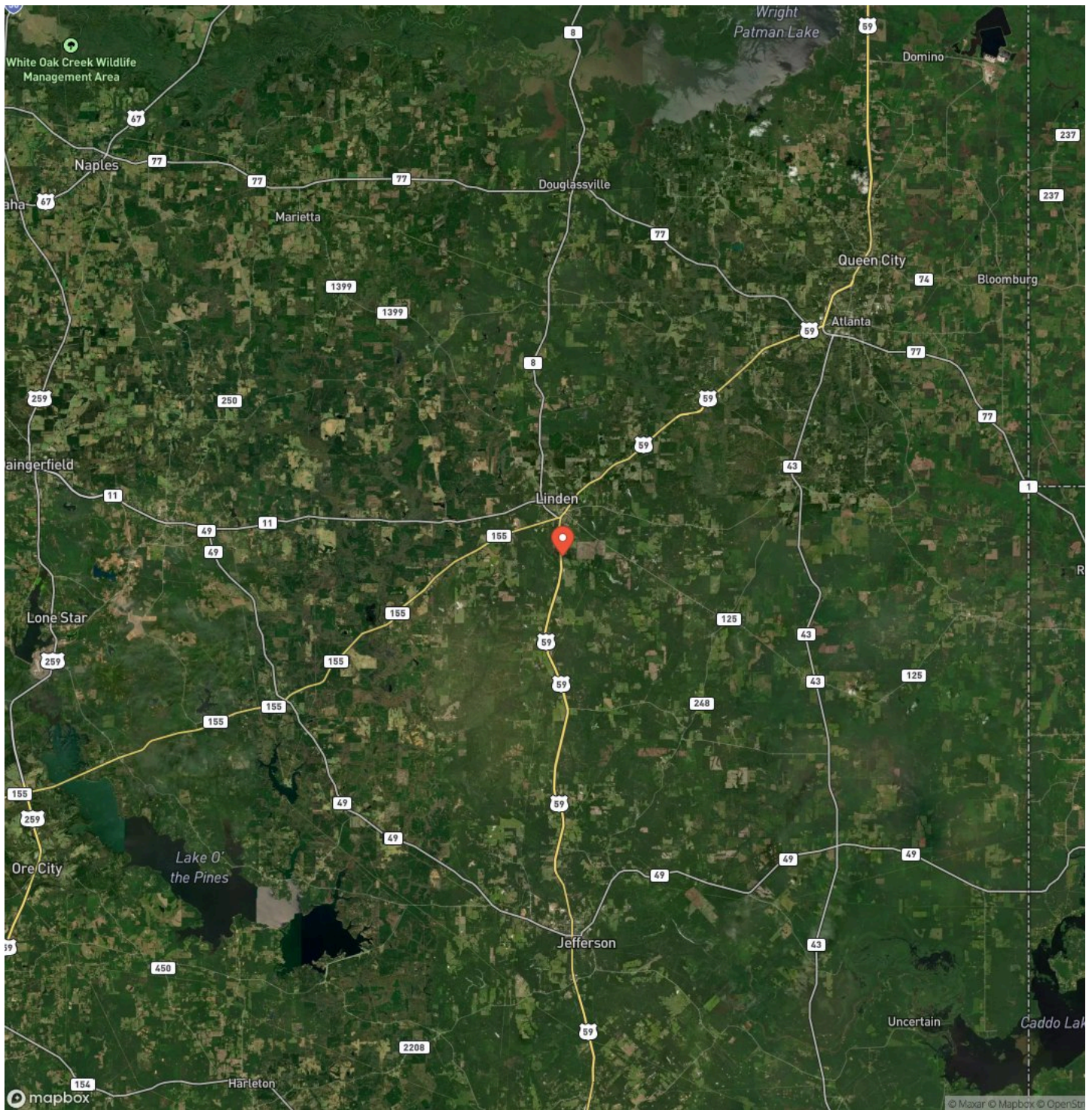
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE
For more information contact:

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City / State / Zip



NOTES



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NOTES



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DISCLAIMERS

When buying farm & ranch land or investment property, the buyer's agent, if applicable, must be identified on first contact and must be present at the initial showing of the property listing to the prospective real estate investor in order to participate in the real estate commission. If this condition is not met, fee participation will be at the sole discretion of Steve Baxter, Broker.



MORE INFO ONLINE:

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