

Flat Creek Ranch
Brownsboro, TX 75756

\$4,470,000
657 +/- acres
Henderson County



Flat Creek Ranch
Brownsboro, TX / Henderson County

SUMMARY

City, State Zip

Brownsboro, TX 75756

County

Henderson County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.3023706 / -95.6135715

Bedrooms / Bathrooms

3 / 2

Acreage

657

Price

\$4,470,000

Property Website

<https://ttranchgroup.com/property/flat-creek-ranch-henderson-texas/9646/>



PROPERTY DESCRIPTION

Flat Creek Ranch is a productive east Texas cattle ranch that offers plenty of recreational enjoyment, with abundant fishing and hunting opportunities. Situated on 657+/- acres of sculpted land, this property is an ideal permanent residence or weekend retreat with close proximity to highly sought out Athens, TX. Live water, large lakes, improved pastures, and mature hardwood forests are scattered throughout the ranch.

The majority of the improvements are less than 6 years old and meticulously cared for. The physical enhancements to the land were well thought out and contributed to both the functionality and beauty of the ranch. This property truly offers something for every ranch seeker with year-round usability and enjoyment.

Location

The property is located one hour and fifteen minutes southeast of Dallas, 15 miles east of Athens within eastern Henderson County. Athens Municipal Airport is located 16 miles from the ranch with a 3,988' asphalt paved runway. Tyler Pounds Regional Airport is located 19 miles from the ranch gate, offering both commercial and private options. Lake Athens is 7 miles from the property. The ranch entrance is on the south side of paved Farm to Market Road 317.

Habitat & Topography

The ranch offers a variety of mixed-use habitat, within the western portion of the Piney Woods Ecoregion, including a blend of open pasture, hardwood timber, planted pine, and floodplain along Flat Creek. Numerous pastures have been cleared and improved with Coastal Bermuda for grazing. Roads and trails have been cut throughout. Native grasses are prevalent throughout the majestic mature hardwood areas. Extensive improvements have been made to the environment around the residence and in other areas of the ranch, such as planted trees, irrigation, and iron ore roads. The soils primarily consist of various productive fine sandy loams and Nahatche loam. The main body of the ranch has approximately 72' of elevation changes, which can be unique for this geographical area. The topography has great rolling hills throughout the property and offers some beautiful views far out into the distance.

Cattle

The ranch runs a very productive self-sustaining cattle operation that currently supports 100 momma cows of black crossbred angus. The cattle facilities have been considerably improved. A good set of pens, cross fencing, perimeter fencing, and several cattle guards are in place. An average of three cuttings per year generally produce 100-150 round bales each. Water is plentiful via stock tanks, creeks, ponds, and lakes. *Livestock is not included in the sale.



Wildlife & Hunting

Flat Creek Ranch has an abundance of wildlife and sporting opportunities. Whether your passion involves angling or the pursuit of large white-tailed deer, abundant waterfowl, dove, hogs, predators, or varmints, it can all be found here. Located within one of the most productive zones of the Central Flyway, there is phenomenal opportunities for waterfowl hunting within the larger lakes and the seasonal flooded beaver dammed wetlands area along Flat Creek. Three hunting blinds, two tree stands, and three feeders are in place. The thick wooded corridors throughout the ranch provide plenty of cover and sanctuary areas for the wildlife to thrive.

Water & Fishing

Both surface and subsurface water is abundant throughout Flat Creek Ranch. The main bodies of surface water include an 8-acre lake that is 15 feet deep, a 4-acre lake that is 12 feet deep, as well as spring fed Panther Creek and Flat Creek. The two larger lakes are stocked with bass and baitfish and are managed on an annual basis. Another 1-acre pond is located behind the home and is stocked with channel catfish. There is one deep water well that services the shops, corrals, and landscape irrigation, and the main residence is supplied by Moore Station Water Supply.

Homes

Main Residence

A 3 bedroom and 2 bath home that was completely refurbished in 2016. It has an open concept flow, updated kitchen, new roof, floors, appliances, and HVAC system. A covered breezeway connects to a two-car garage and an additional large storage room or potential living quarters.

Manager's Home

There is another home located off of FM 317 that would serve as a good ranch foreman's home but needs some refurbishing.

Other Structures

Equipment Shed - 40' x 60' three-sided barn with power and water.

Tool Shed - 12' x 20' enclosed tool building with power and water.

Additional Improvements

- Stone entrance with electric gate
- Fuel tanks

Taxes



The property is under an agriculture tax exemption.

Other

- A completed engineering study located another 30 +/- acre lake site along Panther Creek.
- Approximately one mile of frontage on paved Farm to Market Road 317.
- One transmission line easement cuts across the eastern portion of the ranch.

Minerals

There is no production on the property. The mineral estate is unknown, but the Sellers will convey whatever they own.

This ranch is being offered For Sale and is Exclusively Listed by TT Ranch Group with Briggs Freeman Sotheby's International Realty. Buyer's broker must be identified on first contact, must accompany the buying prospect on first showing and continue to fully engage in any and all negotiations and communications to qualify for full fee participation. If this condition is not met, fee participation will be at the sole discretion of the Listing Broker. Prospects will be required to provide proof of funds prior to scheduling a showing. The information contained herein has been collected from sources deemed reliable, however, we cannot guarantee the accuracy of such information. Prospective buyers should verify all information to their own satisfaction.



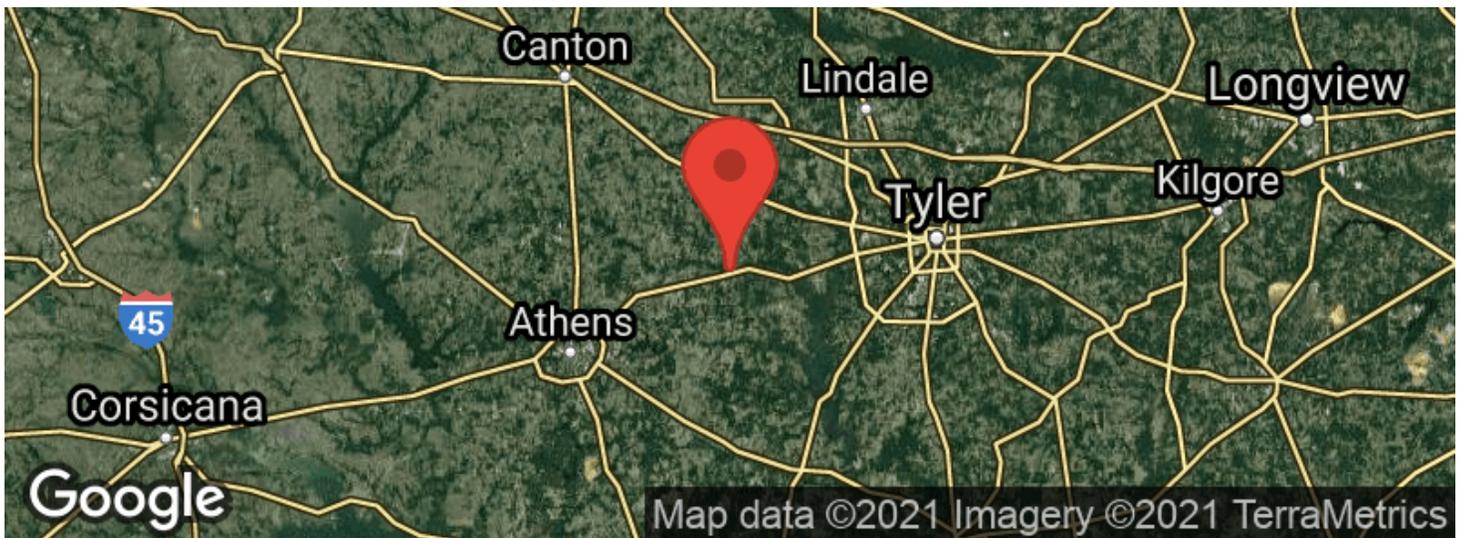
Flat Creek Ranch
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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NOTES



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