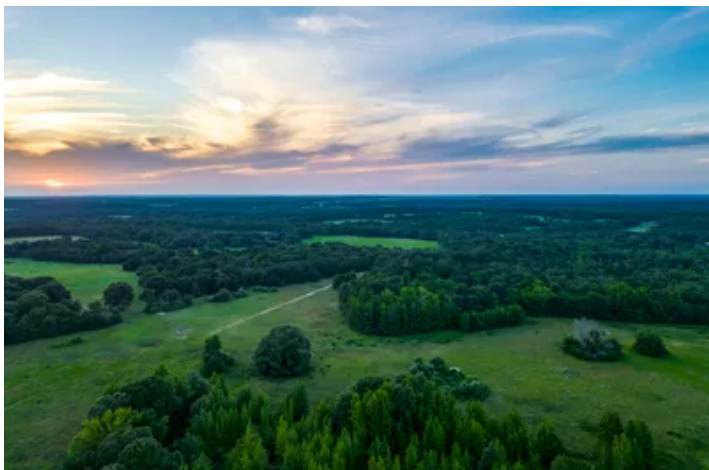


Holly Springs Ranch
0 FM 2330
Montalba, TX 75853

\$1,850,850
246.780± Acres
Anderson County



Holly Springs Ranch
Montalba, TX / Anderson County

SUMMARY

Address

0 FM 2330

City, State Zip

Montalba, TX 75853

County

Anderson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

31.876555 / -95.732737

Acreage

246.780

Price

\$1,850,850

Property Website

<https://ttranchgroup.com/property/holly-springs-ranch-anderson-texas/56364/>



Holly Springs Ranch

Montalba, TX / Anderson County

PROPERTY DESCRIPTION

Description:

Holly Springs Ranch is a picturesque piece of land nestled in the heart of Anderson County, Texas, spanning approximately 244+/- acres. This sprawling property offers a blend of natural beauty, rugged terrain, and serene landscapes, making it an ideal recreational tract for those seeking tranquility and adventure alike.

Location:

Holly Springs Ranch is located Southeast of Dallas- Fort Worth metroplex in Anderson County, TX. The property is approximately an hour and 45 minutes from Dallas. The property is twelve miles from Palestine, TX. Grocery, medical, and all other necessities can be found in Athens, TX which is a short twenty miles away headed north on Highway 19.

Land:

This property offers open fields, dense hardwoods, and diverse soil types. The property predominantly consists of Padina fine sand, Kirvin-Sacul association, and Libert loam fine sand. With 80 feet of varied topography, the land gently rolls, adding character around every corner.

Water:

Holly Springs Branch runs through the northwestern corner of the property. The land has multiple stock tanks; one which can be converted into a small lake.

Wildlife:

Holly Springs Ranch hosts a variety of wildlife, including white-tailed deer, feral hogs, doves, waterfowl, and varmints.

Minerals:

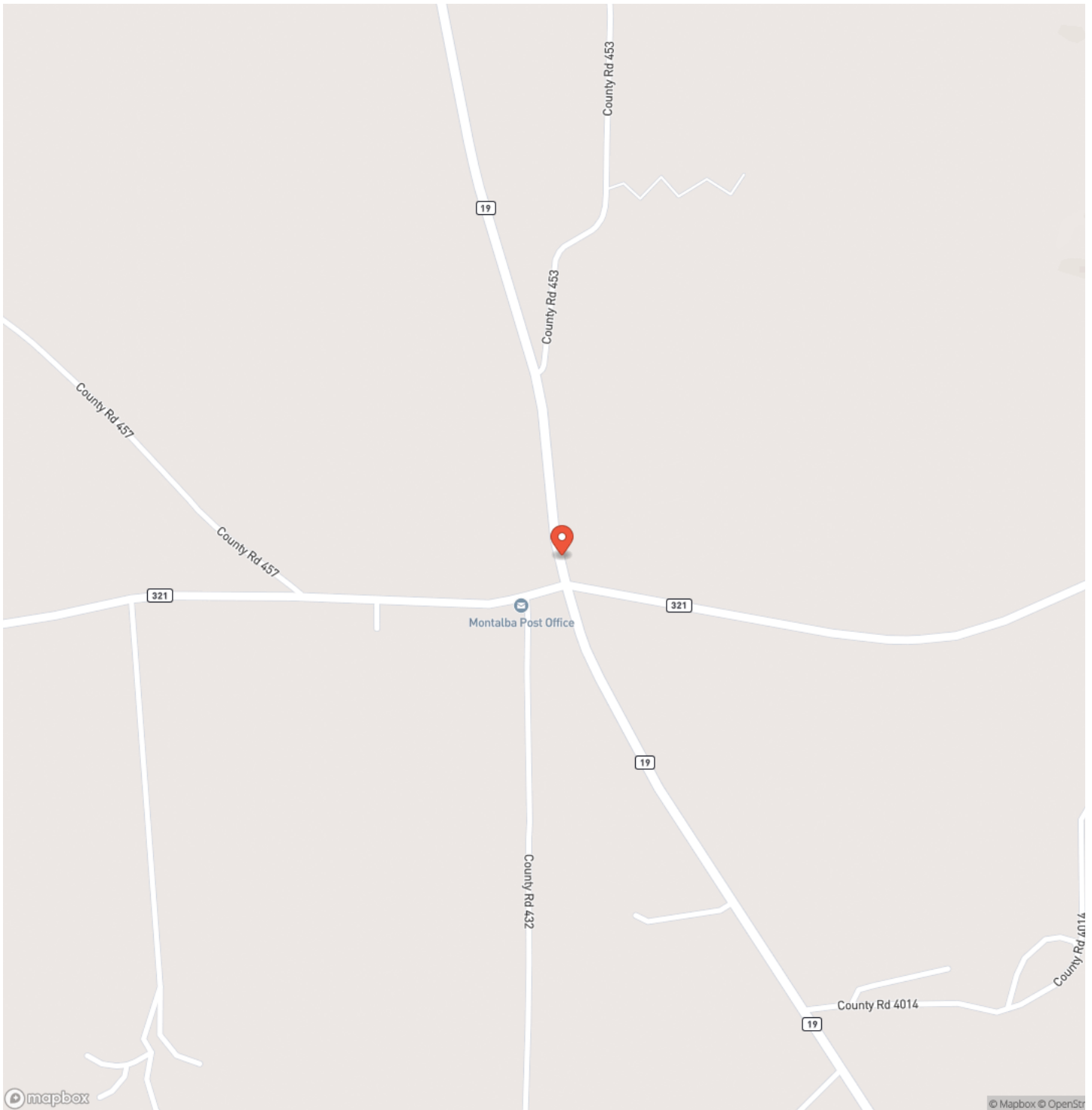
Contact broker for details.



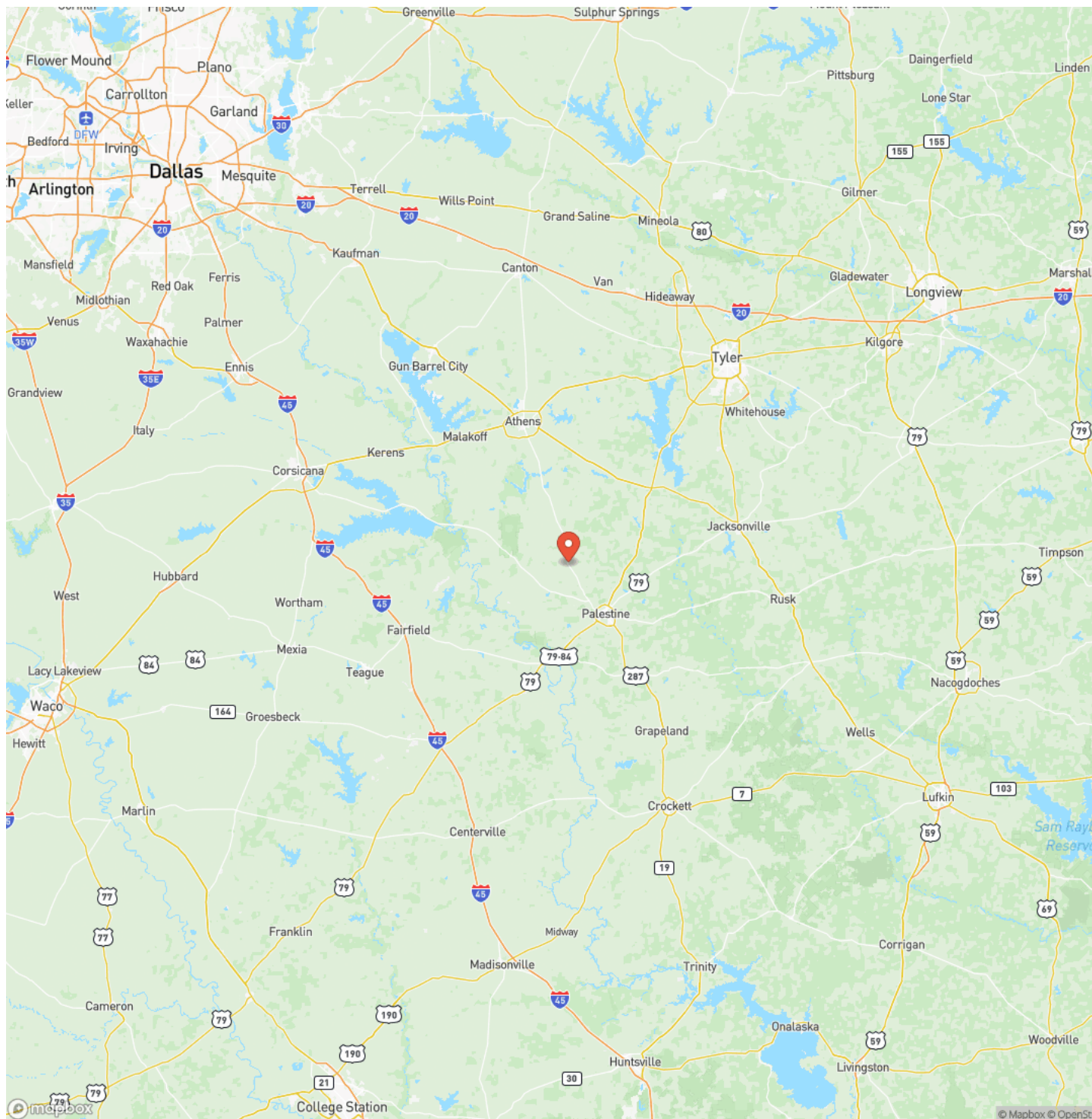
Holly Springs Ranch
Montalba, TX / Anderson County



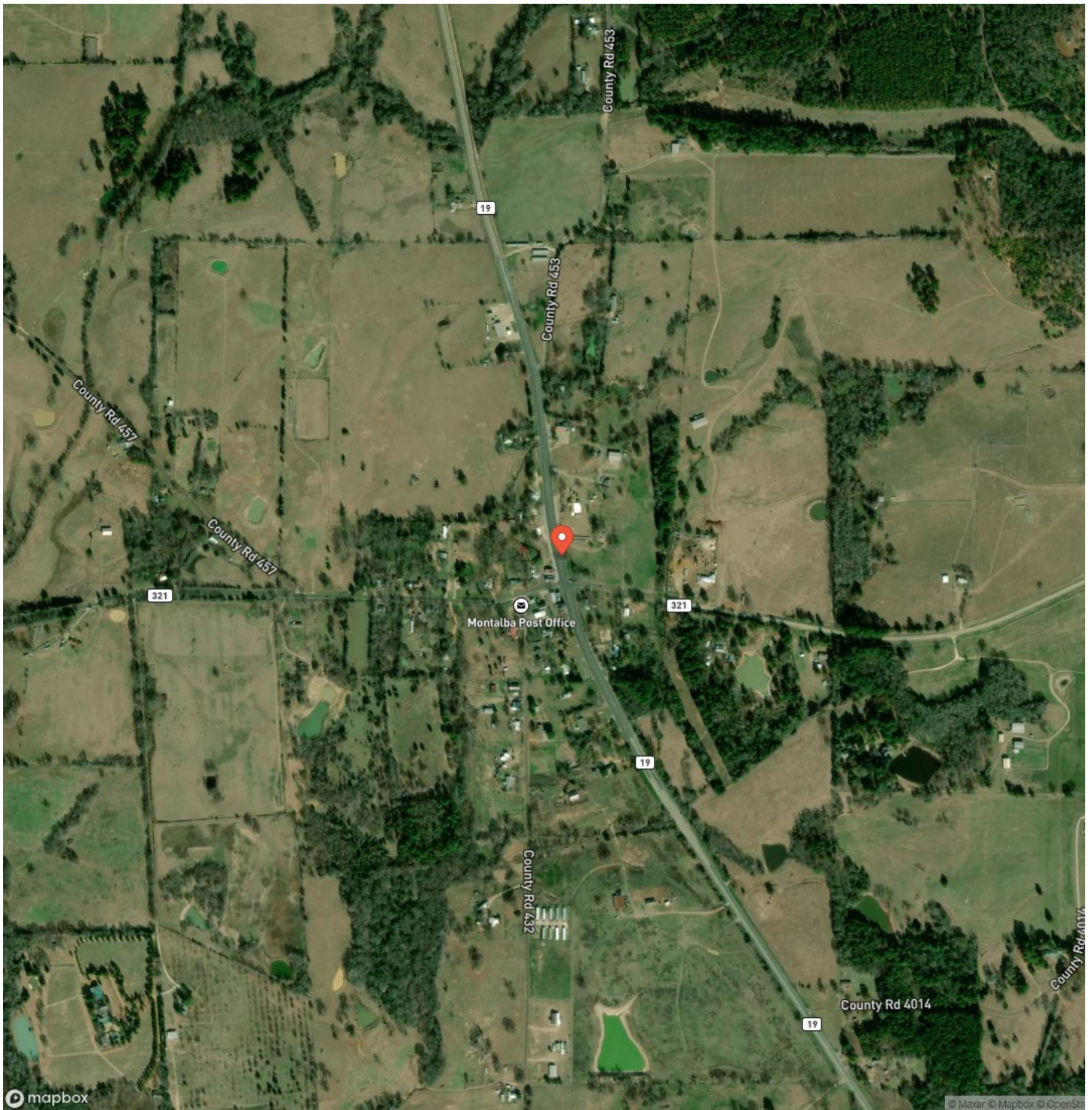
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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