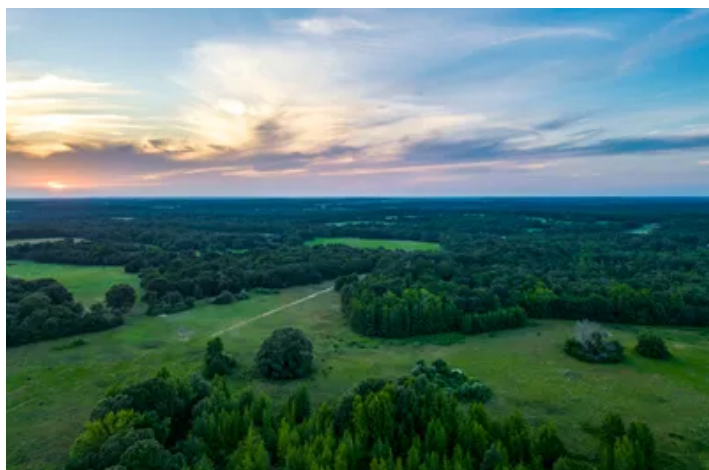


Holly Springs Ranch
0 FM 2330
Montalba, TX 75853

\$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/>



PROPERTY DESCRIPTION

Holly Springs Ranch is a picturesque 246.78 ± acre property nestled in the heart of Anderson County, Texas—just an hour and forty-five minutes from the Dallas–Fort Worth Metroplex. This sprawling ranch combines natural beauty, rolling terrain, and peaceful seclusion, offering the perfect escape for those seeking both relaxation and outdoor adventure. With its convenient proximity to the city yet unmistakably rural charm, Holly Springs Ranch captures the best of East Texas living.

Location:

Holly Springs Ranch is conveniently located in Anderson County, Texas, southeast of the Dallas–Fort Worth Metroplex and just an hour and forty-five minutes from downtown Dallas. The property sits twelve miles from Palestine, with additional amenities such as grocery stores, medical services, and shopping available in Athens—only twenty miles north via Highway 19. For even more conveniences, the city of Corsicana is just 45 minutes away, offering access to medical facilities, restaurants, golf courses, and a variety of retail options.

Outdoor enthusiasts will appreciate the ranch's proximity to several premier recreational destinations. Just 22 miles away, Richland Chambers Lake offers world-class fishing for hybrid bass, crappie, catfish, and largemouth bass, along with excellent opportunities for boating and water sports. The ranch is also ideally situated 15 minutes from the Gus Engeling Wildlife Management Area and 25 minutes from the Richland Creek Wildlife Management Areas—providing access to thousands of acres of public land, a true rarity in Texas.

The Land:

Holly Springs Ranch offers the quintessential East Texas landscape—a beautiful mix of open pasture and dense hardwoods that provides excellent cover and forage for native wildlife. The property's soils include Padina fine sand, Kirvin–Sacul association, and Libert loam fine sand, supporting healthy vegetation and diverse land use potential. With roughly 80 feet of rolling elevation change, the terrain features gentle rises and valleys that add both visual appeal and character. Towering East Texas hardwoods create a lush, scenic canopy that enhances the property's natural beauty and sense of seclusion.

The Water:

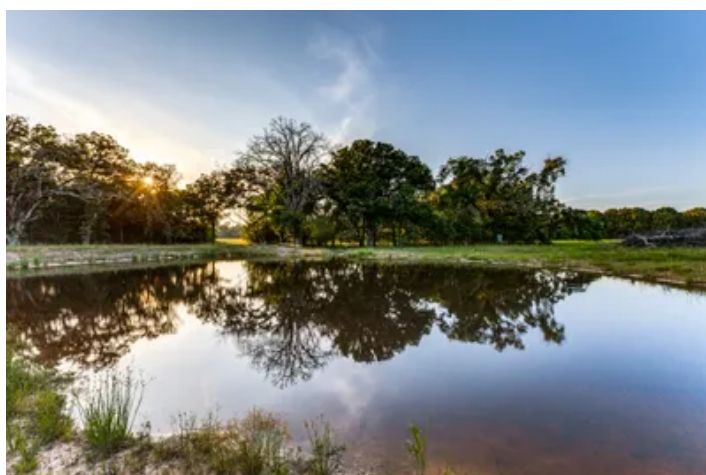
Holly Springs Branch meanders through the northwestern corner of the property, adding both beauty and functionality to the landscape. Scattered across the ranch are multiple stock tanks that provide reliable water sources for livestock and wildlife alike. One of these tanks, positioned in an ideal setting, could easily be expanded into a small lake—offering the potential for fishing, waterfowl habitat, or simply a scenic focal point to enjoy year-round.

Wildlife:

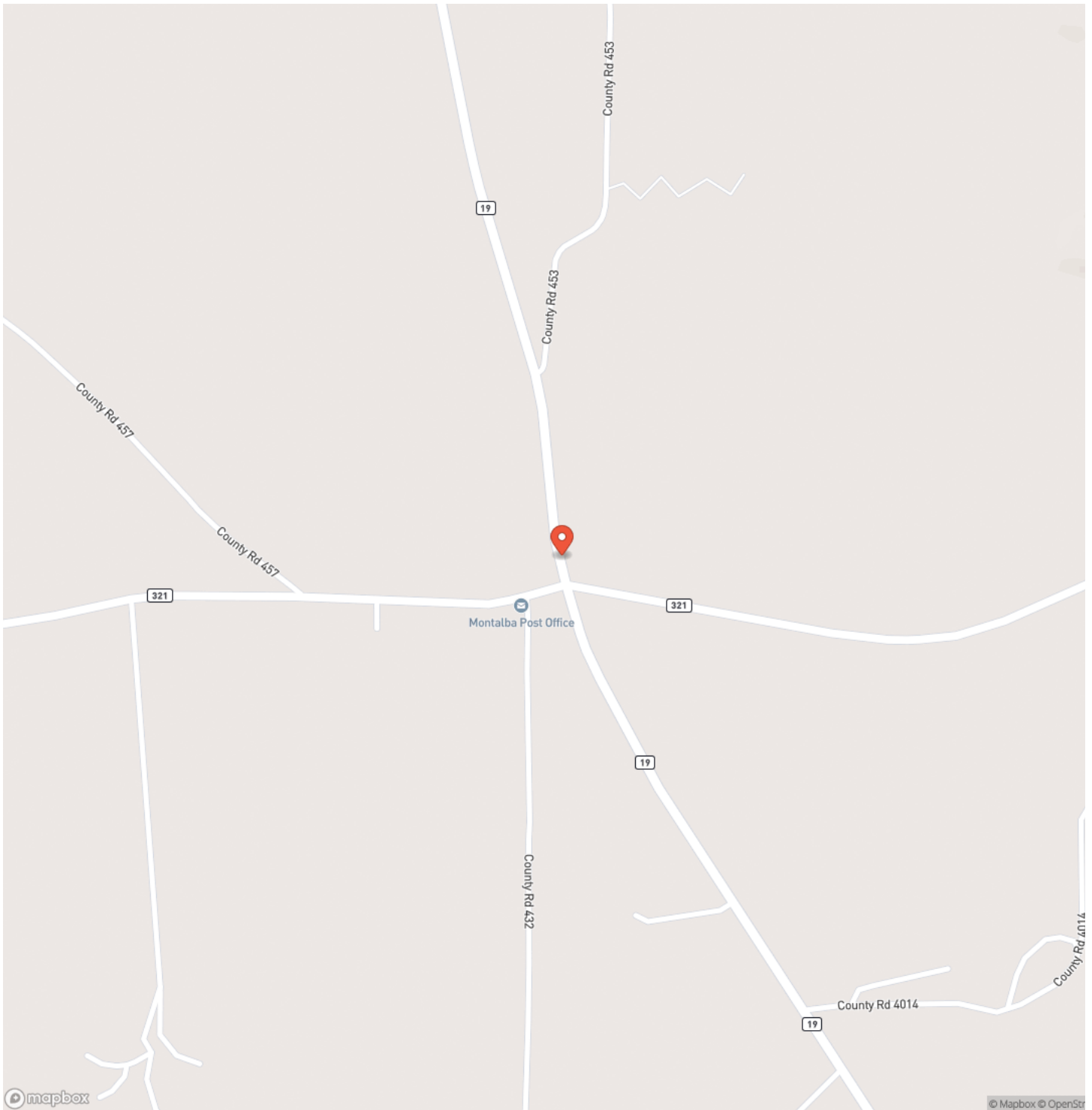
Holly Springs Ranch supports a healthy and diverse wildlife population, offering a true East Texas outdoor experience. White-tailed deer are commonly seen throughout the property, along with feral hogs, dove, wintering waterfowl, and varmints. The mix of open pasture, hardwood cover, and natural water sources creates an ideal habitat for a variety of game and native species.

Minerals:

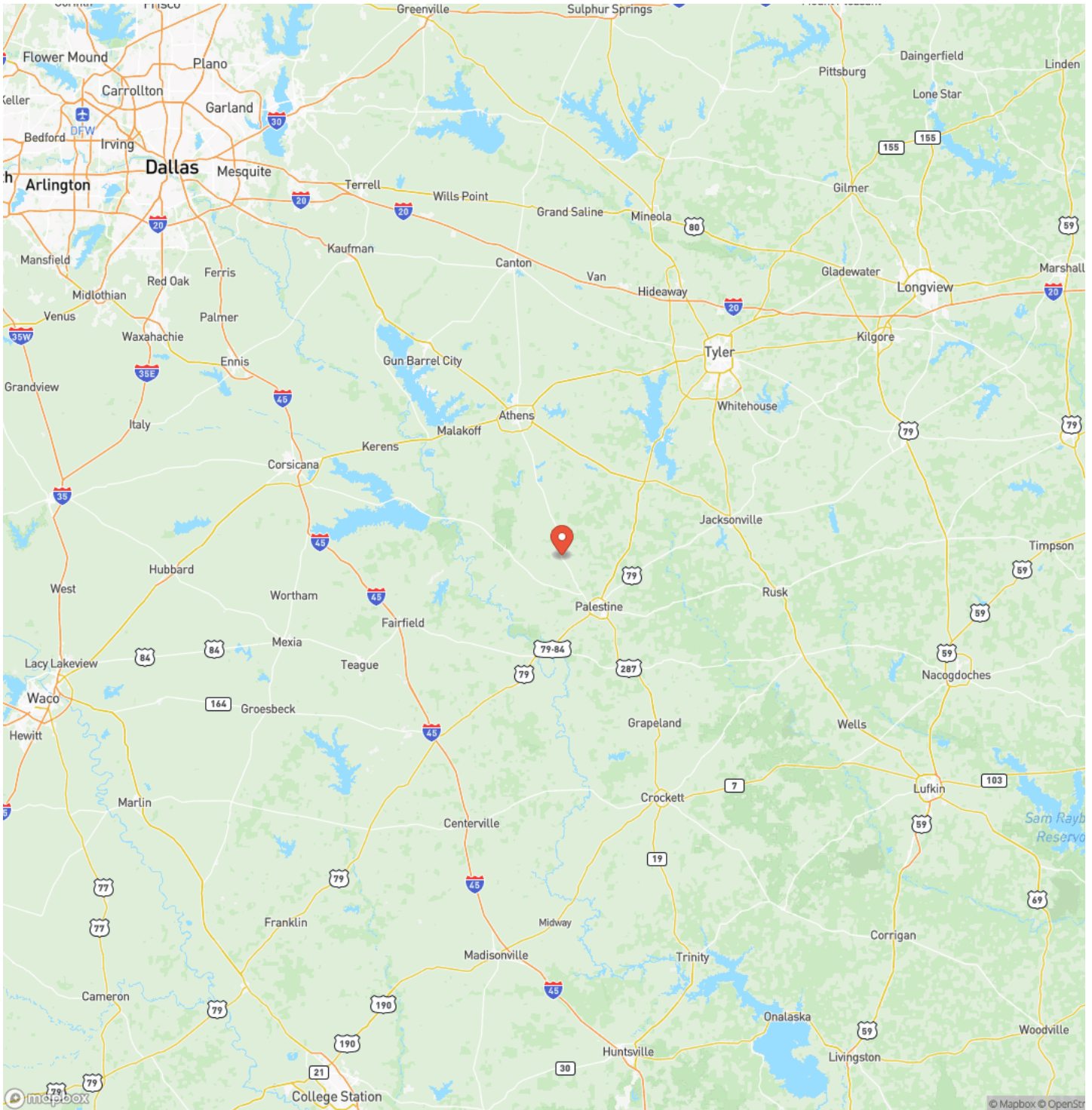
Contact broker for details.



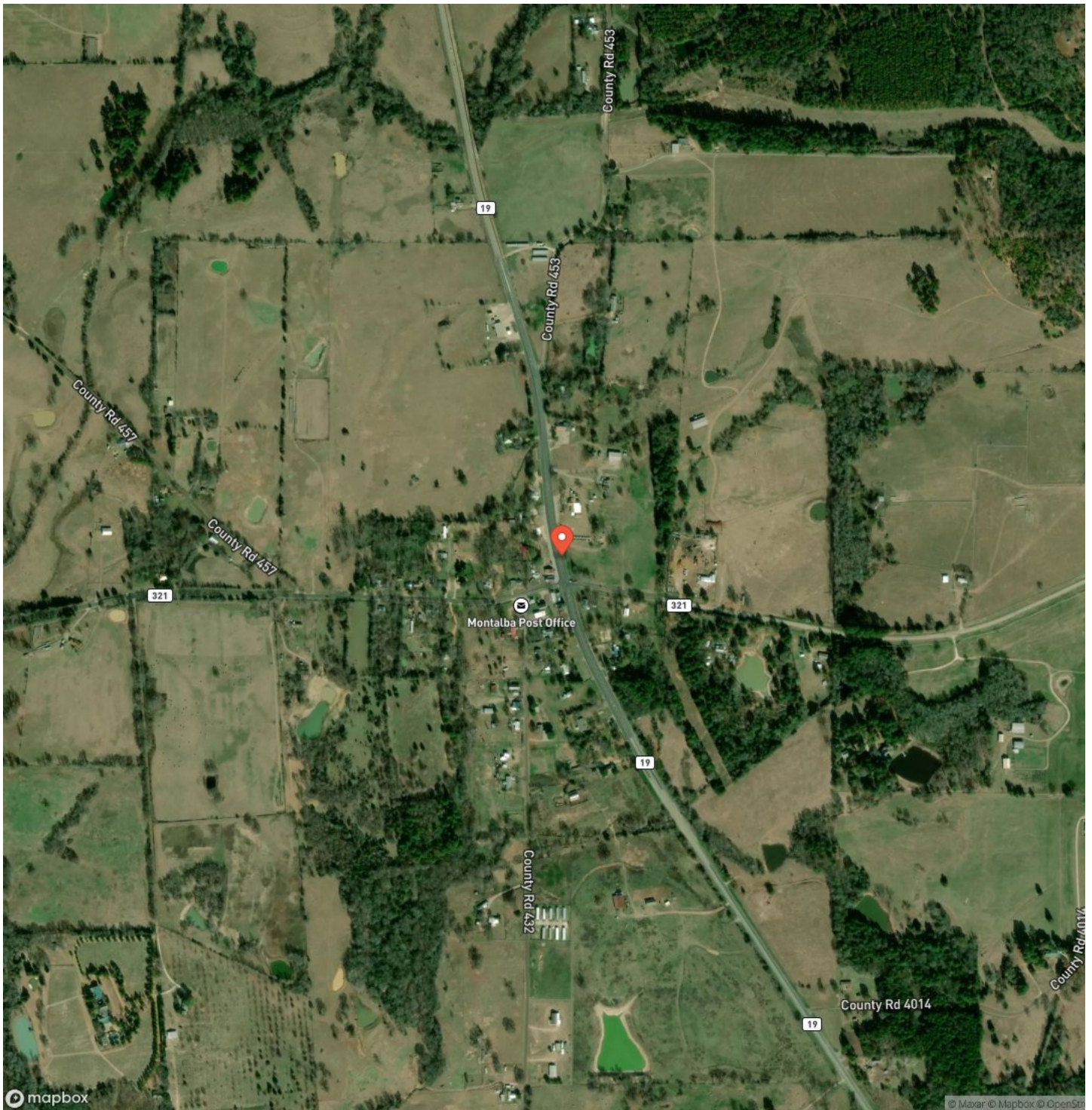
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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(214) 396-9692

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Address

3131 Turtle Creek Blvd.

City / State / Zip

NOTES

[illegible]

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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