

Eagle Lake Ranch
9910 County Road 3418
Brownsboro, TX 75756

\$9,751,500
591± Acres
Henderson County



Eagle Lake Ranch
Brownsboro, TX / Henderson County

SUMMARY

Address

9910 County Road 3418 null

City, State Zip

Brownsboro, TX 75756

County

Henderson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

32.281022 / -95.58437

Dwelling Square Feet

5,145

Bedrooms / Bathrooms

7 / 4

Acreage

591

Price

\$9,751,500

Property Website

<https://ttranchgroup.com/property/eagle-lake-ranch/henderson/texas/113173/>



PROPERTY DESCRIPTION

Eagle Lake Ranch is a premier 591 +/- acre recreational property where exceptional topography, superb water resources, and diverse wildlife habitat come together to create a rare East Texas offering. With over 200 feet of elevation change, two scenic lakes, mature hardwoods, pine timber, and open pastures, the ranch showcases a level of terrain and character seldom found in the region. Offering dramatic views and a secluded feel rarely available this close to Dallas, the property provides the experience of a remote mountain retreat while remaining just 1.5 hours from the Metroplex.

Centered around a 32 +/- acre lake, Eagle Lake Ranch offers outstanding opportunities for hunting, fishing, recreation, and future development. The property is thoughtfully maintained and ready to enjoy, featuring a spacious home, established hunting infrastructure, multiple access points, and existing utilities. Whether envisioned as a private getaway, a premier hunting property, or a long-term legacy investment, Eagle Lake Ranch offers the scale, versatility, and natural beauty that define exceptional recreational land ownership.

LOCATION:

Located in the northeast corner of Henderson County just south of Brownsboro, the ranch offers a private East Texas setting while remaining within easy reach of Dallas and Tyler. Its convenient location provides the seclusion of a recreational property without sacrificing access to everyday amenities.

Approximate driving distances:

- 2.5 miles to Brownsboro
- 15 miles to Lake Palestine
- 20 miles to Athens
- 22 miles to Tyler
- 90 miles to Dallas

Brownsboro provides convenient access to everyday essentials, while nearby Tyler serves as the region's commercial hub with excellent dining, shopping, healthcare, and entertainment. Just 15 miles away, Lake Palestine offers championship golf, waterfront dining, boating fishing, and a variety of recreational opportunities.

IMPROVEMENTS:

The ranch offers a strong foundation of improvements supporting both recreational use and comfortable living. The centerpiece is a 5,145 +/- square foot home featuring a private primary suite, spacious kitchen, dedicated office, wet bar, laundry room, formal dining room, sitting room, and an expansive living room with soaring ceilings. An attached two-car garage provides added convenience.

Upstairs includes six additional bedrooms, two full bathrooms, and a large game room providing ample space for family, guests, or hunting groups.

Additional improvements include a large pole barn for equipment storage, multiple established entrances, and utilities already in place to support future expansion.

WATER:

Water is a defining feature of the property, highlighted by a scenic 32 +/- acre lake fed by Horn Branch. A substantial drive-across dam, fishing pier, island, and strategically placed brush piles create an inviting setting for recreational fishing while enhancing fish habitat and the lake's overall character.

A second 1.38 +/- acre lake provides additional fishing opportunities, supports local wildlife, and further enhances the property's recreational appeal. Together, the two lakes add year-round enjoyment and contribute to the ranch's natural beauty.

HUNTING & WILDLIFE:

The ranch has been carefully managed as a private recreational property and offers exceptional habitat for both hunting and wildlife viewing. Mature hardwoods, towering pines, open pastures, significant topography, and dependable water create ideal conditions for a wide variety of native wildlife.

The property supports healthy populations of whitetail deer, feral hogs, dove, and waterfowl, with frequent wildlife sightings throughout. Bald eagles are also commonly observed hunting and nesting around the lake, adding to the unique natural character of the ranch. Several established hunting blinds are already in place, providing a turnkey setup for the next owner.

LAND & TOPOGRAPHY:

The ranch showcases some of the most dramatic topography found in the region, with more than 200 feet of elevation change ranging from approximately 420 feet to 630 feet. This creates a landscape of elevated ridges, wooded draws, and natural drainage corridors rarely found in East Texas.

The high point offers an exceptional potential homesite with panoramic views of the surrounding area. With selective clearing, this elevated vantage point could become a remarkable setting for a future residence or gathering space.

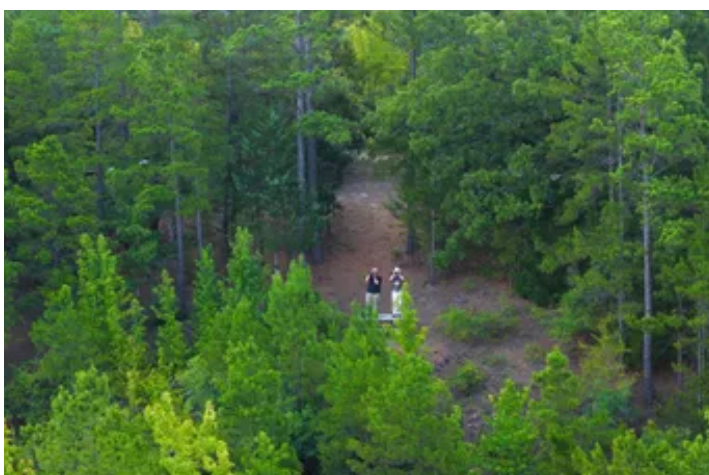
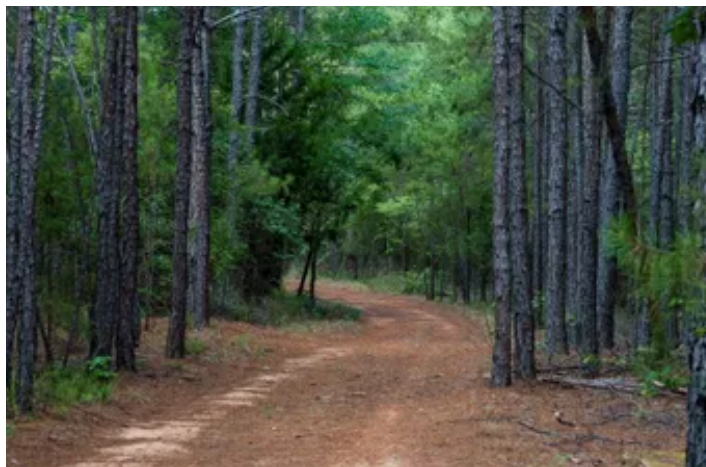
A diverse mix of mature hardwoods, native pines, open pastures, and wooded draws creates both scenic beauty and functional wildlife habitat, giving the property a true sense of scale and distinction. With thoughtful timber management, including future thinning and stewardship practices, the ranch also presents a potential revenue resource while enhancing overall forest health and long-term land value.

MINERALS:

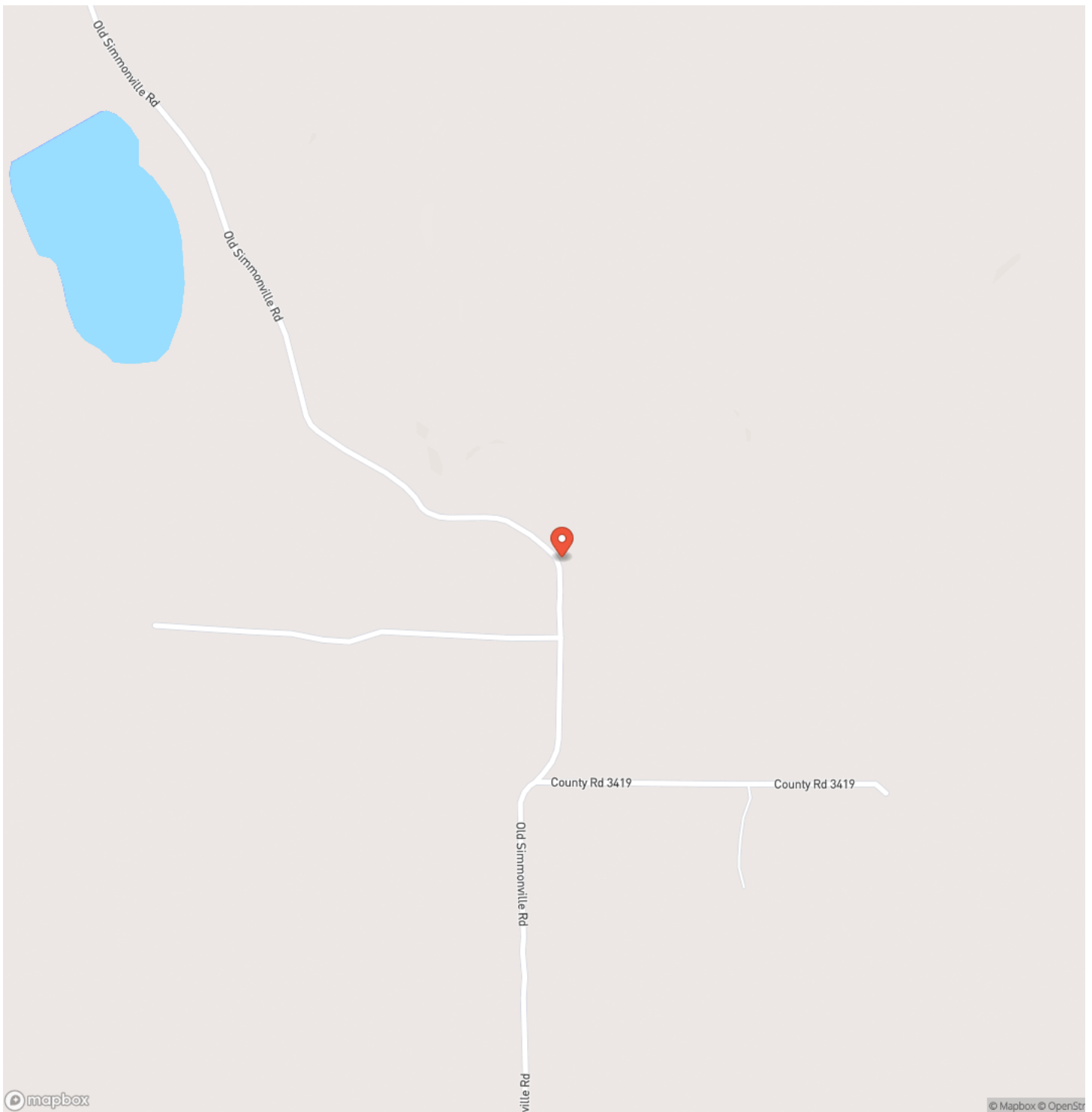
Contact broker for more information

CONCLUSION:

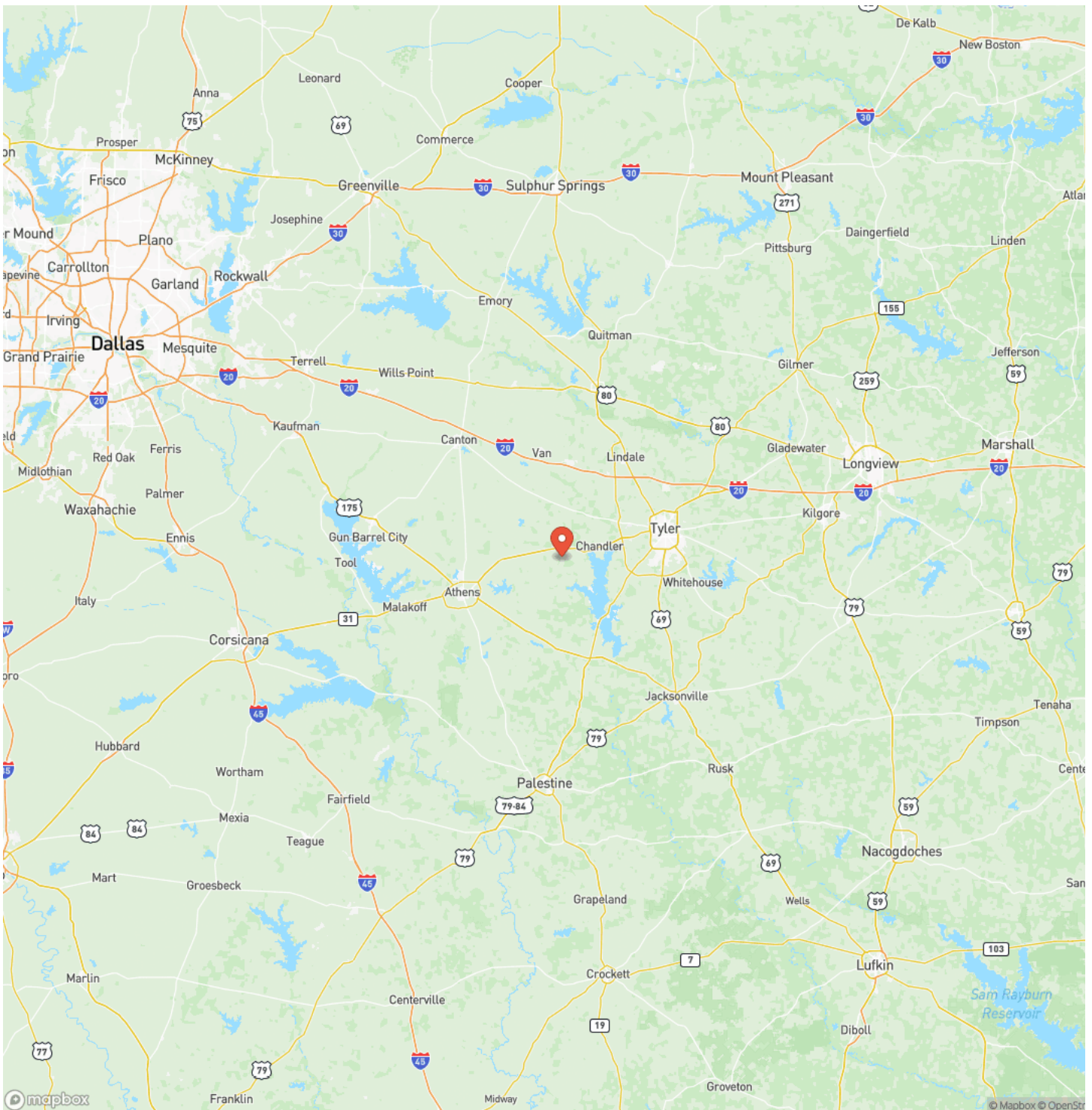
Eagle Lake Ranch represents a rare opportunity to own a recreational property combining dramatic elevation, quality water, diverse habitat, and convenient access. Whether enjoyed as a private retreat, hunting property, or future legacy estate, the ranch offers the natural resources and versatility that define exceptional ownership.



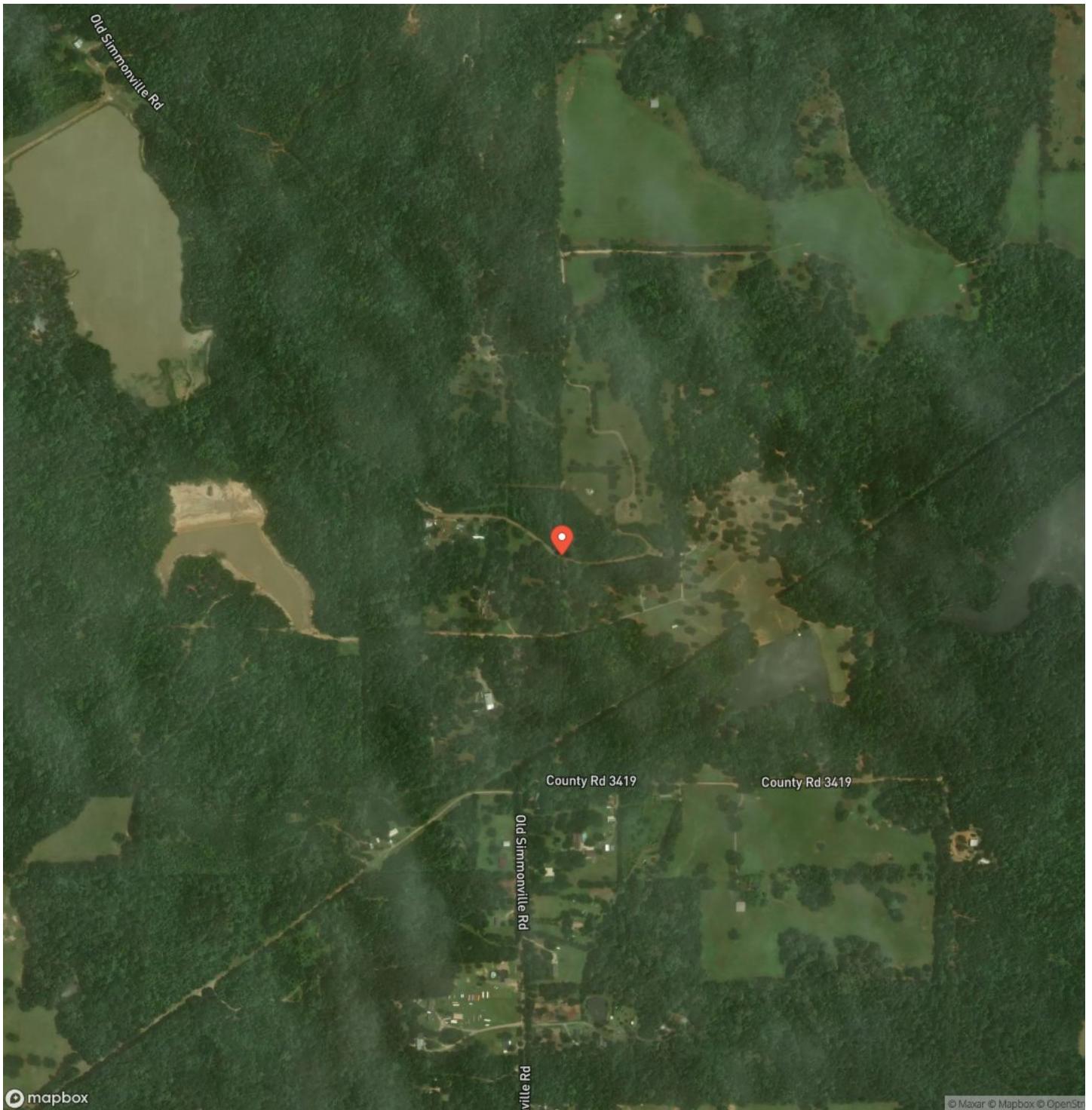
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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City / State / Zip

Dallas, TX 75219

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.

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DISCLAIMERS

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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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