

Davis Branch Ranch
2350 County Road
Emory, TX 75440

\$4,458,355
502 +/- acres
Rains County



Davis Branch Ranch
Emory, TX / Rains County

SUMMARY

Address

2350 County Road

City, State Zip

Emory, TX 75440

County

Rains County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

32.7853762 / -95.7555538

Acreage

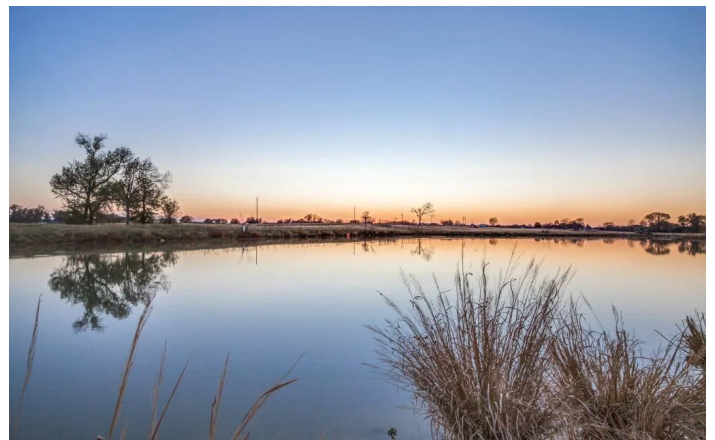
502

Price

\$4,458,355

Property Website

<https://ttranchgroup.com/property/davis-branch-ranch-rains-texas/24389>



PROPERTY DESCRIPTION

Davis Branch Ranch

Description:

Tucked away in Rains County, is the 502 +/- acres Davis Branch Ranch. Hidden in the back roads of Emory, TX, this ranch consists of 4 different tracts. Each section of the property contains variations of topography, wooded lands, water tanks, and cross-fencing. This is a rare sale, for the listing can be sold as the whole 502 +/- acres, or sectioned off in its various tracts. The Davis Branch Ranch is the ideal listing for the cattleman or wildlife hunter.

Location:

Situated on 2350 County Road in Emory, TX, the Davis Branch Ranch is just 60 miles east from Dallas, TX, and 47 miles northwest of Tyler. An easy drive to escape from the bustle of the city.

Habitat & Topography:

The variance in topography in each separate tract is what truly makes this property special. From various ponds and tanks, rolling wooded areas, and an open timber area, this property has a bit of everything. The ranch has a great mixture of open pasture and timber. In the wooded sections there are Oak, Elm, Cedar, and Pine Trees. The North boundary of the property is an enclosed wooded treeline. The ranch has 30 +/- ft. of gentle roll with native grasses that provide ample grazing opportunities for the livestock and wildlife that occupy it.



Livestock:

The property is currently being leased out to run cattle. The steers are only occupying one tract of the property, however the ranch is set up to facilitate livestock on all portions. To aid in the cattle operation, there are various sets of pens and a cattle shoot and trap located on the ranch.

Wildlife:

As dusk sets in, the property floods with the presence of wildlife. Whitetail Deer can be seen by the dozens. Running across the fields, they venture out from the wooded treelines to roam around as the sun sets over the Davis Branch Ranch. Hogs are also present on the property. And when the time of year comes, ducks fly in and inhabit the ponds and tanks. This property is not one to miss for the outdoorsman.

Water:

The property has no shortage of water. With 11 ponds, and a large tank located throughout the different tracts. Running through the ranch is the "All Read Creek", which holds water year-round. Additional water sources can be added anywhere throughout the property. Both county roads that line up to the ranch contain a co-op.

Structures:

Located on Tract 3 of the property is a well-built hay barn. The barn measures 35' X 120' +/- and is enclosed by pipe fencing. This is the only building located on the property, however one could easily plan to build a custom ranch house for a beautiful addition.

Tracts:

Tract 1: 51 +/- acres



Tract 2: 126 +/- acres

Tract 3: 188 +/- acres

Tract 4: 134 +/- acres

Tract 5: 134 +/- acres

Minerals:

Contact broker for details.



Davis Branch Ranch
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 659-1554

Office

(214) 659-1554

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

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.



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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