

Hidden Lake Ranch
Athens, TX 75752

\$1,995,000
295 +/- acres
Henderson County



Hidden Lake Ranch
Athens, TX / Henderson County

SUMMARY

City, State Zip

Athens, TX 75752

County

Henderson County

Type

Recreational Land, Hunting Land, Ranches

Latitude / Longitude

32.2914387 / -95.7932008

Acreage

295

Price

\$1,995,000

Property Website

<https://ttranchgroup.com/property/hidden-lake-ranch-henderson-texas/9647>



PROPERTY DESCRIPTION

Hidden Lake Ranch is a rare opportunity to own an affordable property near desirable Athens, TX with access to a private 90 +/- acre lake. This mixed-use ranch provides excellent grazing, hunting, fishing, trail riding, and boating. Situated on 295 +/- acres of well-kept land, this secluded retreat is ready for the next owner to put their thumbprint on the final touches. The possibilities are endless, and a private lake of this caliber is a unique find with usability and enjoyment during all four seasons.

The improvements are all in the land at Hidden Lake Ranch. The physical enhancements have been well thought out and contribute to both the functionality and beauty of the ranch. There are favorable build sites with accessible power and water, providing the ability for a ranch and private lake house combination.

Location

The property is located one hour and fifteen minutes southeast of Dallas, 10 miles southeast of Athens within eastern Henderson County. Athens Municipal Airport is located 10 miles from the ranch with a 3,988' asphalt paved runway. Tyler Pounds Regional Airport is located 30 miles from the ranch gate, offering both commercial and private options. Lake Athens is 5 miles from the front gate. There are three entrances to the ranch off of County Road 4835 and FM 804.

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, Alligator Branch, and lake frontage. Numerous pastures have been cleared and improved with Coastal Bermuda for grazing. The property includes approximately 21 acres of the lake, 103 acres of open pasture, and 171 acres of timber. Roads and trails have been cut, with opportunity to add more. Native grasses and shrubs are prevalent throughout the majestic mature hardwood areas. The soils primarily consist of various productive fine sandy loams and Nahatche loam. The main body of the ranch has approximately 110' of elevation change, which mostly rolls toward Alligator Branch and the lake.

Cattle

The ranch has plenty of potential to run cattle. Currently, the pastures are being used exclusively to bale hay. They generally produce 2-3 cuttings per year and 350-400 total round bales. There is plenty of water provided by the two stock ponds, Alligator Branch, the lake, and a well.

Wildlife & Hunting

Harris Creek Ranch provides abundant wildlife and sporting opportunities. Whether your passion involves angling or the pursuit of 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 are phenomenal opportunities for waterfowl hunting within the large lake. Located only one mile from Lake Athens, the lake draws ducks to feed in the shallower portions. One box blind and one tree stand are in place, but there are numerous locations to add more. The thick wooded areas throughout the ranch provide plenty of cover and sanctuary areas for the wildlife to thrive. Alligator Branch serves as a favorite corridor for wildlife passing through.

Water & Fishing

The focal point of the ranch is the 90 +/- acre lake. This lake is 18'-20' deep near the dam and 6'-8' deep in the center. It is believed to be spring fed and maintains a near constant level year-round. The lake is 40+ years old and offers plenty of exciting bass fishing as well as the chance to land a lunker. This property includes ownership of approximately 21 acres of the lake. Access to the entire lake is currently shared with 4 other surrounding property owners. Currently each property owner may use the lake in its entirety but are not allowed to get out onto someone else's land. This is a verbal agreement that is subject to change at any time. There are two additional stock ponds and approximately 1000' of Alligator Branch. There is one water well that services a cabin and fish cleaning station located near the lake.

Structures

Cabin - Includes one bedroom, a loft, kitchen, bathroom with shower, storage, and a deck that overlooks the lake. Water and power are run to the cabin.

Additional Improvements

- There is an iron ore road that runs from the ranch entrance to the lake.
- A water line is buried from the county road to the lake if the next owner wants to run coop water to a building site.

Taxes

The property is under an agriculture tax exemption.

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



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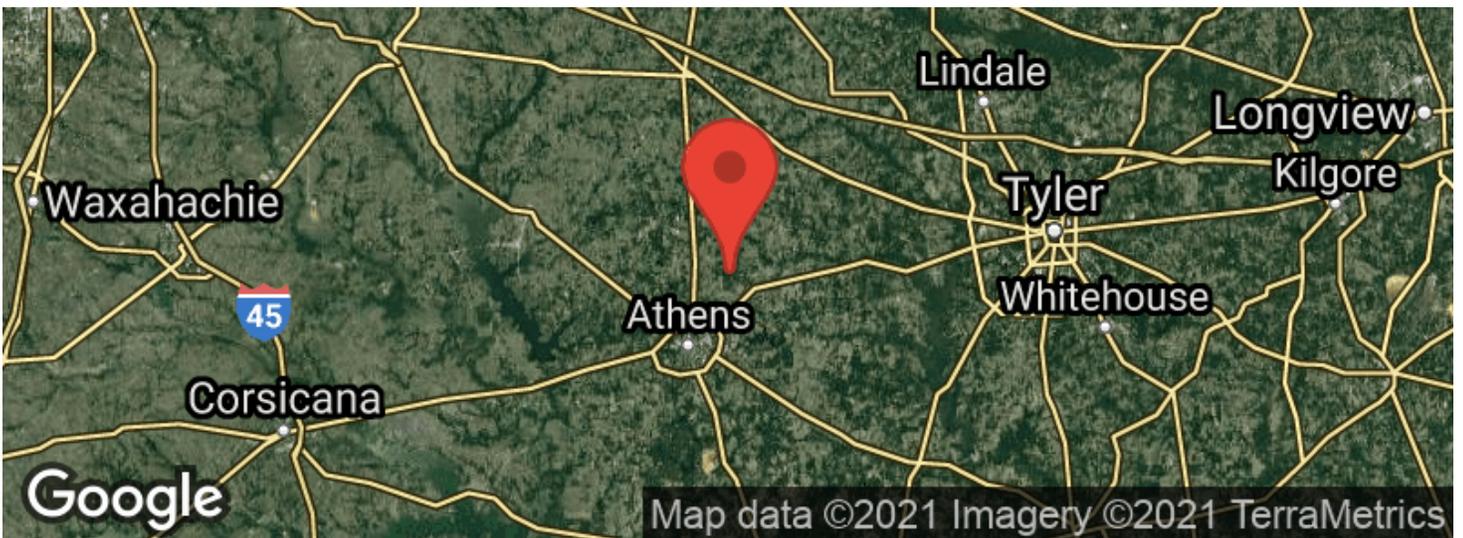
Hidden Lake Ranch
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Dallas, TX, 75219

NOTES



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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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