

Spur Five Ranch
9822 Nasturtium Rd
Ore City, TX 75686-3

\$1,690,000
322.11± Acres
Upshur County



**Spur Five Ranch
Ore City, TX / Upshur County**

SUMMARY

Address

9822 Nasturtium Rd null

City, State Zip

Ore City, TX 75686-3

County

Upshur County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Horse Property, Single Family

Latitude / Longitude

32.8209 / -94.7894

Dwelling Square Feet

2,220

Bedrooms / Bathrooms

3 / 2

Acreage

322.11

Price

\$1,690,000

Property Website

<https://arrowheadlandcompany.com/property/spur-five-ranch/upshur/texas/110436/>



Spur Five Ranch Ore City, TX / Upshur County

PROPERTY DESCRIPTION

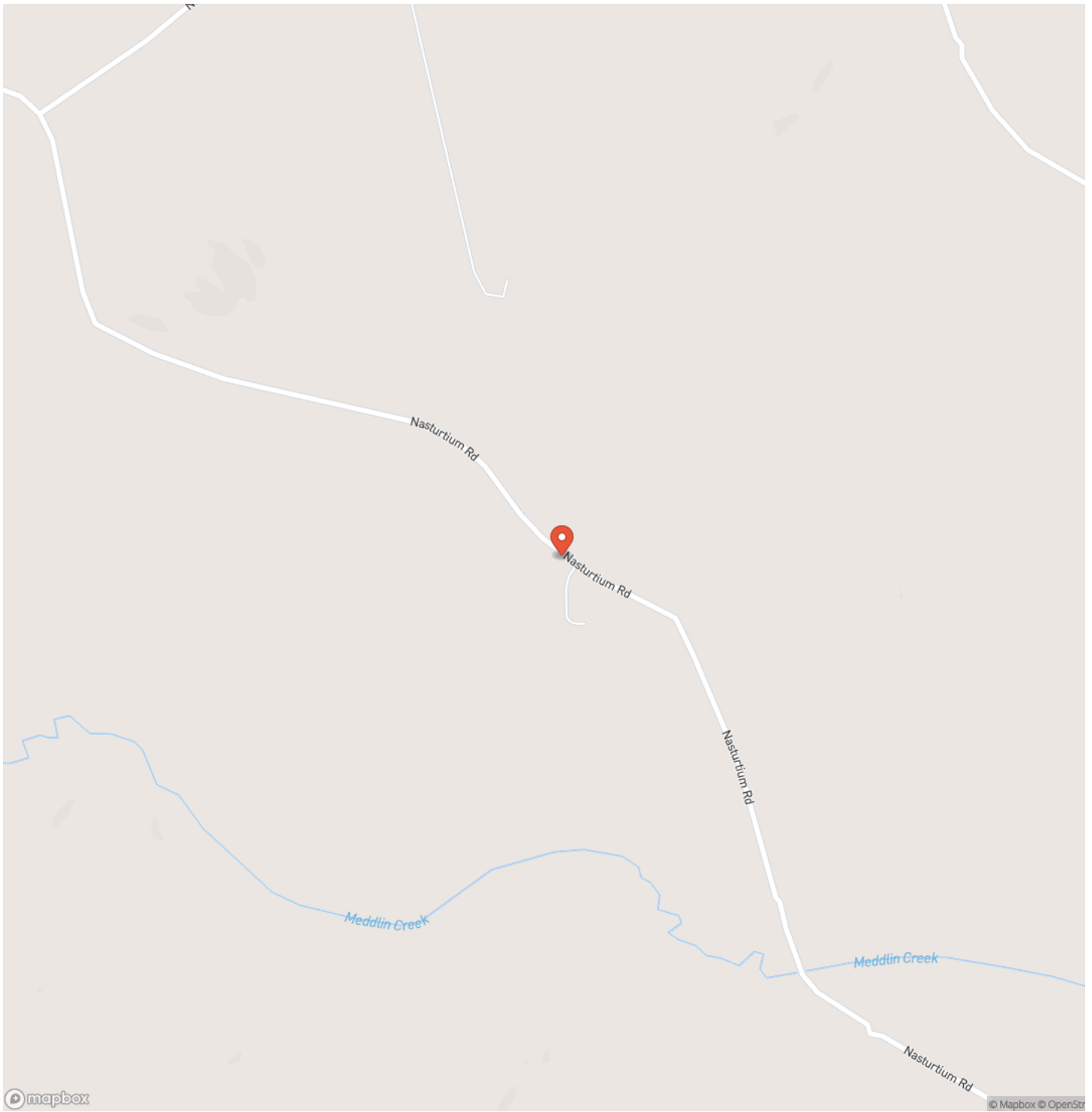
Welcome to the Spur Five Ranch, an expansive 322 +/- acre property perfectly designed for the ultimate Texas lifestyle in Upshur County, Texas! Seamlessly blending a thriving cattle operation with world-class recreational appeal, this exceptional tract offers a combination of scenic rolling hills, rich open pastures, and dense mature timber pockets. Whether you are looking to run a high-yield livestock outfit, establish a premier hunting retreat, or develop a private aviation paradise with room to build your own grass airstrip, your imagination is truly the only limit on this versatile land asset. Centrally positioned on the ranch is a functional 2,220 sq. ft. +/- home that serves as a dependable base camp for hunting and operational headquarters for ranch management. Designed with a straightforward, open-concept layout, the home features 3 bedrooms, 2.5 bathrooms, a wood-burning fireplace insert, and an additional 288 sq. ft. +/- flex space; ideal for a gear room, secure trophy room, or private office. High-speed fiber internet keeps you completely connected, while an on-site Troy 5,000-watt generator is already wired to provide reliable, independent backup power out in the country. All equipment can be negotiated. Being conveniently located 4 +/- miles from Ore City Tx, 6 +/- miles from Lake O' the Pines, 10 +/- miles from Gilmer, 22 +/- miles from Longview, 44 +/- miles from Tyler, and 63 +/- miles from Shreveport, Louisiana; this property provides privacy without sacrificing accessibility from nearby amenities! Don't miss out on your chance to make Spur Five Ranch yours! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Kayla Flanary at [\(903\) 440-6906](tel:9034406906).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

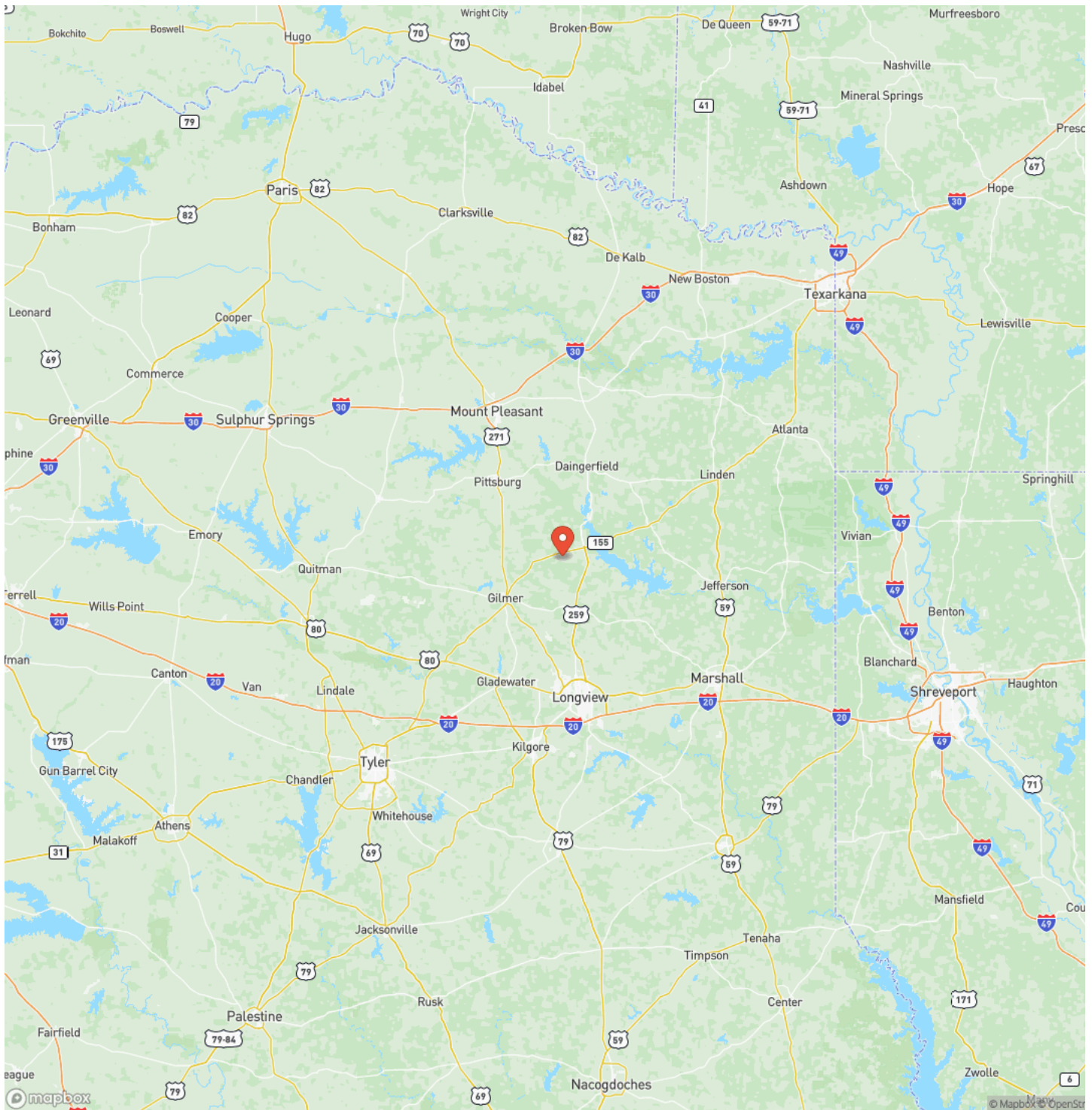
**Spur Five Ranch
Ore City, TX / Upshur County**



Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

