

Twin Creek Ranch
505.38 Acres
Cass County, Texas

\$1,350,000

Offered Exclusively By:



McCallum Properties

REAL ESTATE INVESTMENTS

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LOCATION:	Located on Hwy 155, approximately 3 miles east of Avinger and 9 miles west of Linden, Texas. Approximately 2 hours and 35 minutes from Dallas.
SIZE:	505.38 Acres
PRICE:	\$1,350,000 (\$2671.25/acre)
DESCRIPTION:	Rolling topography changes, highly productive coastal bermuda pastures for livestock, pine-covered hills and wooded bottoms typify Twin Creek Ranch. The ranch features a four year old 10 acre lake full of Florida bass and the perfect balance of forage fish. Additionally, there are five smaller ponds for livestock, all in excellent condition. Two beautiful, hardwood lined live creeks (Cannon Creek and Hughes Creek) make up the east and west boundaries. The waterfowl hunting in these creeks and adjoining bottom land is spectacular. All weather roads and five strand barbed wire fencing divide the ranch into separate pastures. Top-notch treated wood fencing fronts Hwy 155, enhancing drive up appeal.
Improvements:	Recently constructed 1500' barn with a well appointed 600' living area (full kitchen, bath, bedroom and living area) and 500' patio overlooking the 10 acre lake. 150 acres of 5 year old pine trees. Covered pipe working pens with modern squeeze chute, electricity and water handy. Electric gated entry with key pad. 4125' hay and storage barn with electricity. Shallow water well for the living area and working pens. 700' (400 gallon per minute) deep water well and equipment for irrigating the hay meadows, ten acre lake and all ponds.
Wildlife:	Outstanding fishing can be found in the ranch's 10 acre lake. The lake is beginning to realize its full potential as a result of conscientious stocking and management. Anglers of any level will enjoy the fishing Twin Creek Ranch has to offer. Additionally, there's a 2 acre lake that is loaded with crappie and bass. Twin Creek Ranch has a very strong population of Whitetail deer. There are several excellent locations for food plots and deer blinds. It is not uncommon to see multiple groups of deer while driving around the ranch at any hour. The duck hunting is as good as it gets! The ranch has a 50 acre and 5 acre duck slough adjoining the creeks. Mallards and other puddle ducks funnel in to these wetlands during the winter months. There are also plenty of hogs, squirrels and varmints to be found.
Minerals:	Seller owns approximately 25% of the minerals on 400 acres of the ranch. There are no active leases on the property.
Taxes:	The taxes for the ranch are Ag Exempt and total less than \$1000 per year.











