

North Creek Ranch

319± acres | \$1,467,400 | Centerville, Texas | Leon County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

North Creek Ranch

Property Description

North Creek Ranch is located east of Centerville, Texas approximately 20 miles from town. Highway 7 leads to the ranch with access to each side of the ranch from FM 1511 on the west and FM 542 from the east. The entire southern boundary is located on a paved highway with a gated entrance.

The topography on the property slopes from front to back. There is an approximately 40-acre pine tree plantation on the front of the ranch. The remainder of the ranch has thick hardwood cover with a small duck pond in the back.

The property has been left very thick and utilized primarily as a hunting place. There is an old septic system and power on the front of property that can be utilized for a hunting camp. Deer and hogs are frequent to the property with duck hunting described as great in season.







Location

North Creek Ranch is very well located being about halfway between Centerville, Texas and Crockett, Texas off Highway 7.

I-45 is the main north south interstate with Dallas and Houston each about 2 hours away. Centerville has great restaurants, multiple gas stations, and a very neat downtown area.

Improvements

There are no structural improvements on the property. There is an old septic system and power that has been utilized as a hunting camp in the past. The fences are in above average condition.







Water • Minerals

The ranch has an all-weather creek running through the ranch. There is also a creek in the back of the property used for duck hunting. The owner does not believe they own any minerals but will convey any minerals owned.

Price

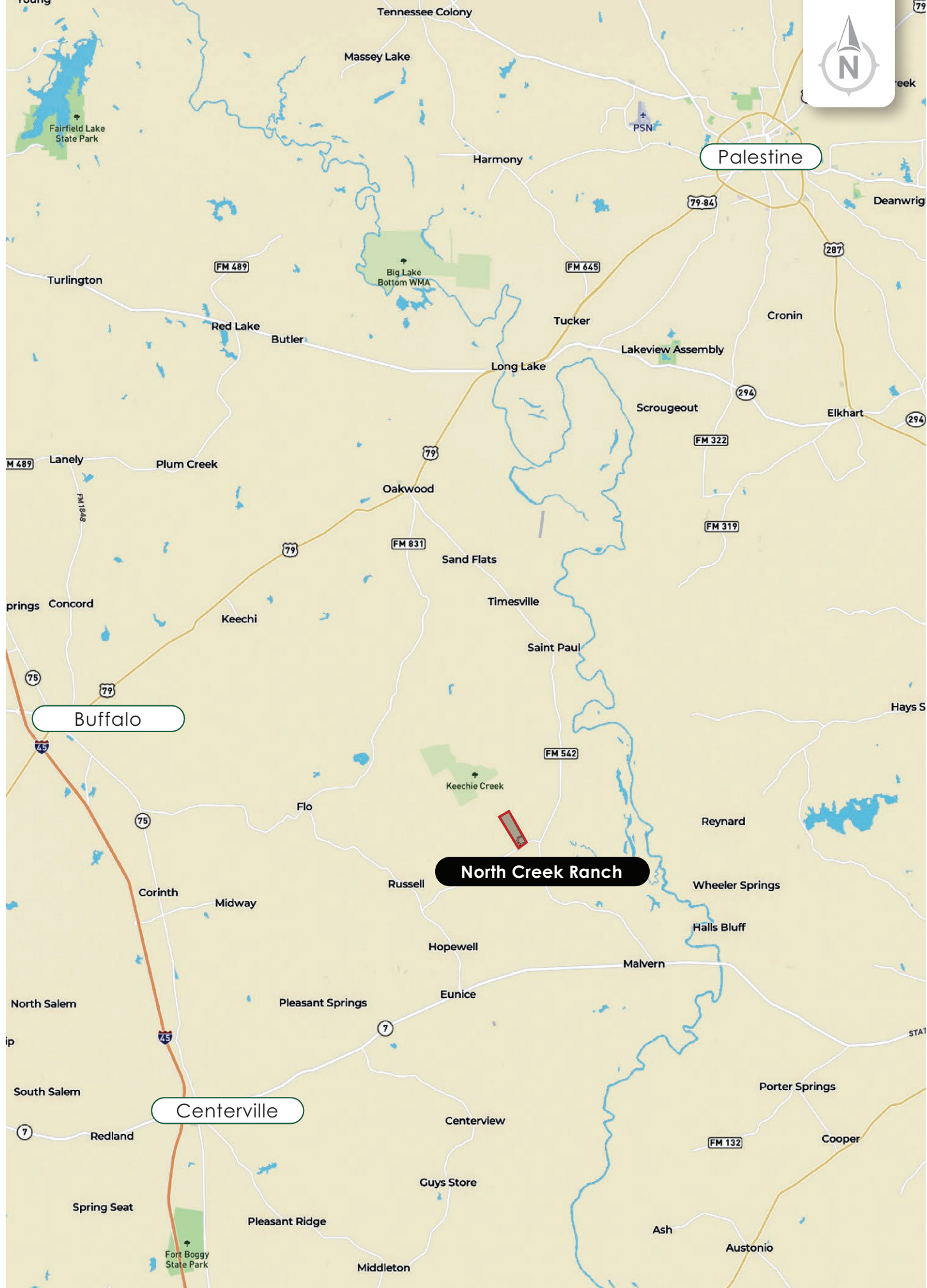
\$1,467,400 (\$4,600 per acre)

Remarks

If you are looking for a family hunting and/or gathering place, this ranch deserves your attention. This low maintenance property could be left as is or improvements added to make it a show place. The paved entrance makes it an all-weather ranch. The deer and hog hunting is very good with some timber income also a possibility.

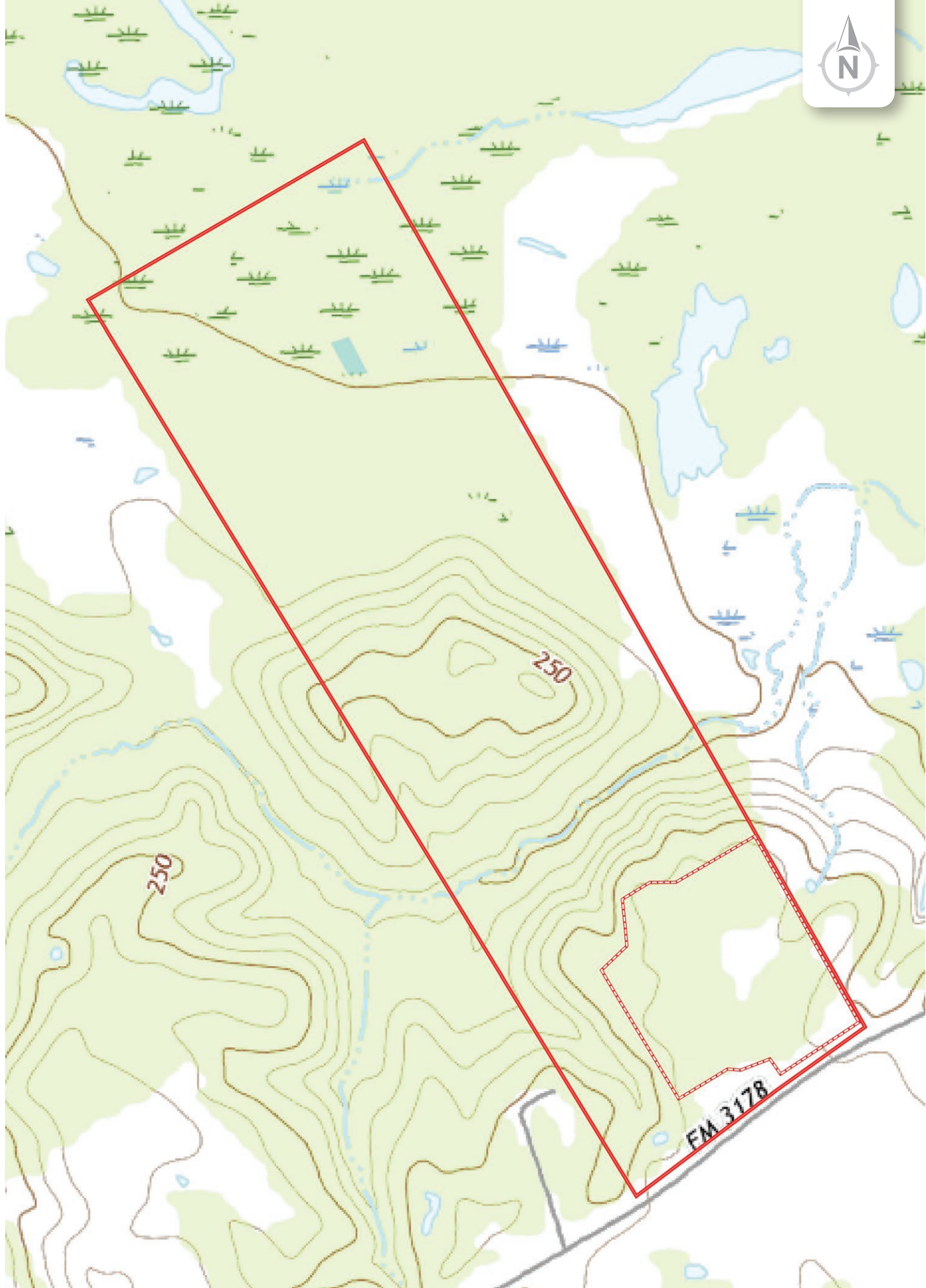
Call Layne Walker today at (214) 244.6484 for more information or to schedule a showing.







31.4064, -95.7842



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Scan QR Code for more details on the North Creek Ranch on chasmiddleton.com.

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