

# HOLLINGSWORTH RANCH

467+/- ACRES – JACKSON COUNTY

## PROPERTY SUMMARY

LIST PRICE ~ \$3,971,115

ACREAGE: 467.19+/-

ADDRESS: 1733 CR 284, Edna

COUNTY: Jackson

TERRAIN: level terrain w/mix of open  
pastureland and wooded river  
bottom with large live oaks

WATER: Navidad River frontage



Nestled just north of Edna, Texas, the Hollingsworth Ranch offers an exceptional opportunity to own 467 acres of richly diverse land bordering approximately 1.5 miles of the scenic Navidad River.

This expansive property is a harmonious blend of open pastureland, majestic river-bottom meadows, and dense woodlands teeming with wildlife.

**Land Composition:** Roughly half of the ranch features open terrain with pastures and towering trees lining the cleared river bottoms. The remaining acreage is heavily wooded, providing excellent cover and habitat for wildlife.

**East Tract – 55 Acres:** Located on the east side of County Road 284, this portion includes a charming 1940s-era four-bedroom, one-bath farmhouse—ideal for a weekend getaway or rustic retreat. The grounds are dotted with massive oak trees, a pond, and functional cattle pens.

**West Tract – 412± Acres:** On the west side of the road, this larger section showcases a dynamic landscape of open fields, huge live oaks, pecans and a variety of other large trees, dense brush, and two sizable ponds. Wildlife enthusiasts will appreciate the abundant deer, turkey, and hog populations that roam freely across the property.

Whether you're seeking a recreational haven, a working ranch, or a legacy investment, the

Hollingsworth Ranch delivers rare scale, natural beauty, and endless potential. Large tracts like this are increasingly hard to find—don't miss your chance to own a piece of Texas paradise. Only 1:45min from Houston, 2 hours from San Antonio, 40min from Victoria and 10 minutes from Edna.



# HOLLINGSWORTH RANCH

467+/- ACRES – JACKSON COUNTY

PROPERTY AERIAL



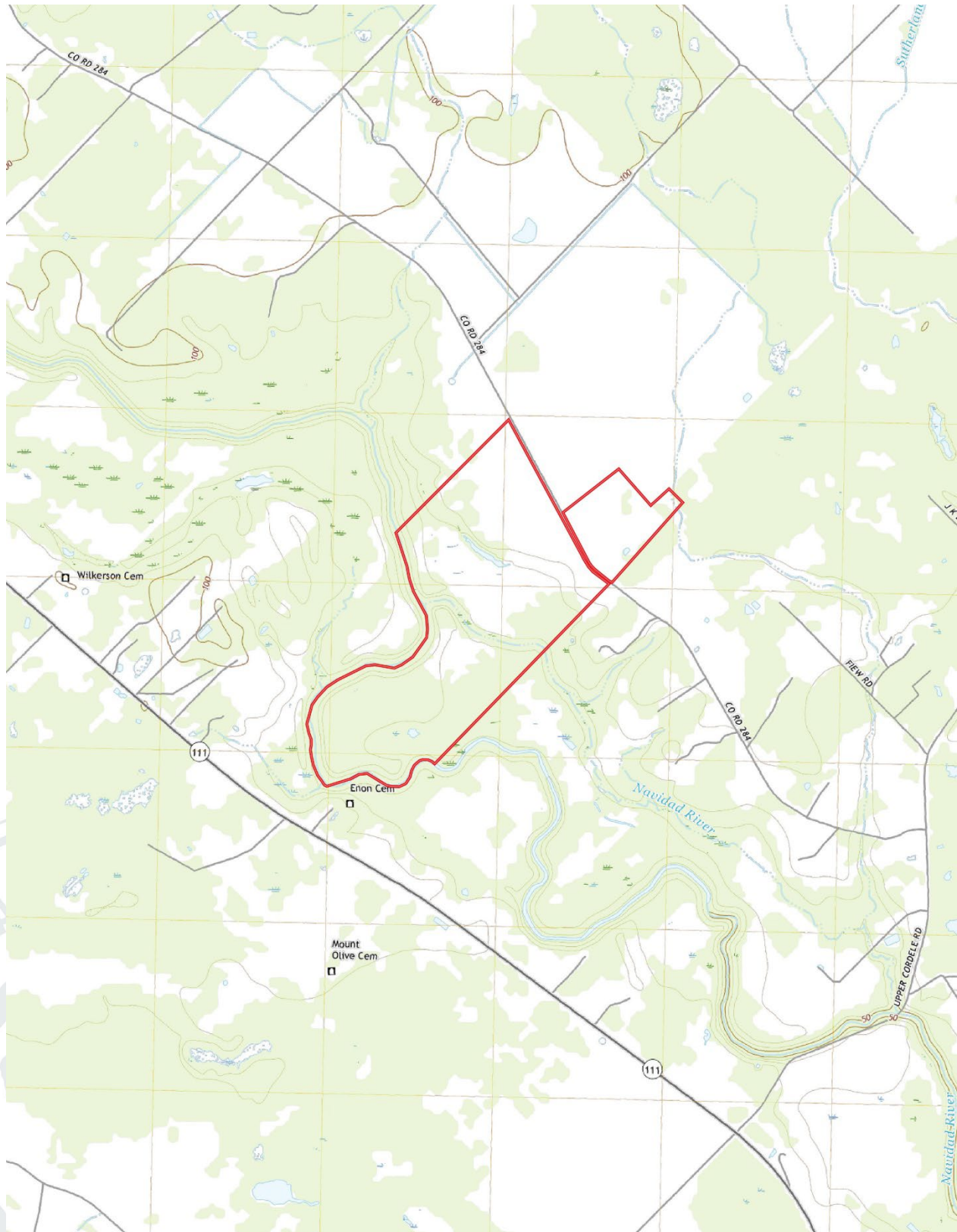
M4RANCHREALESTATE.COM



# HOLLINGSWORTH RANCH

467+/- ACRES – JACKSON COUNTY

PROPERTY TOPO



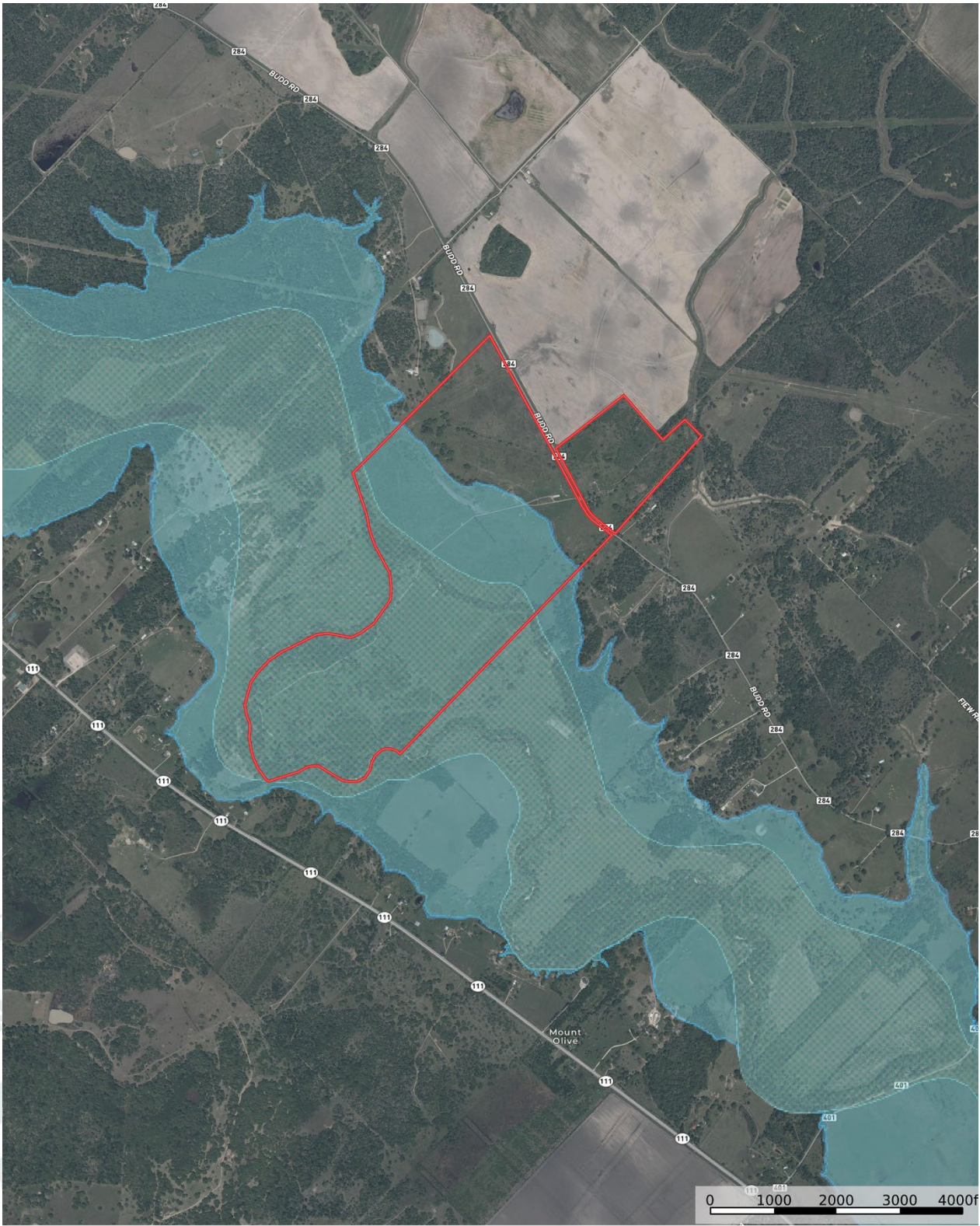
PROPERTY FLOOD

M4RANCHREALESTATE.COM



# HOLLINGSWORTH RANCH

467+/- ACRES – JACKSON COUNTY

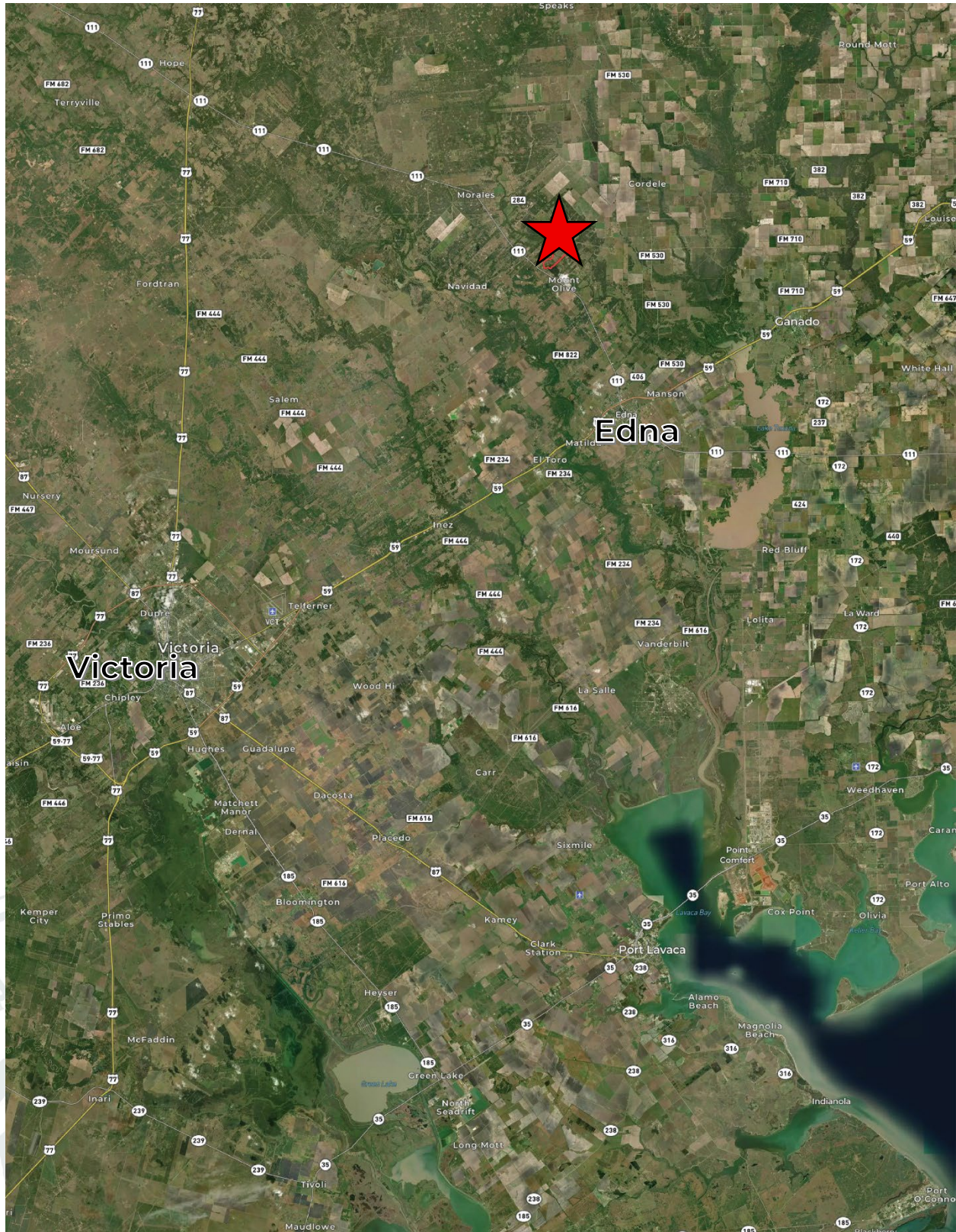


PROPERTY LOCATION



# HOLLINGSWORTH RANCH

467+/- ACRES – JACKSON COUNTY



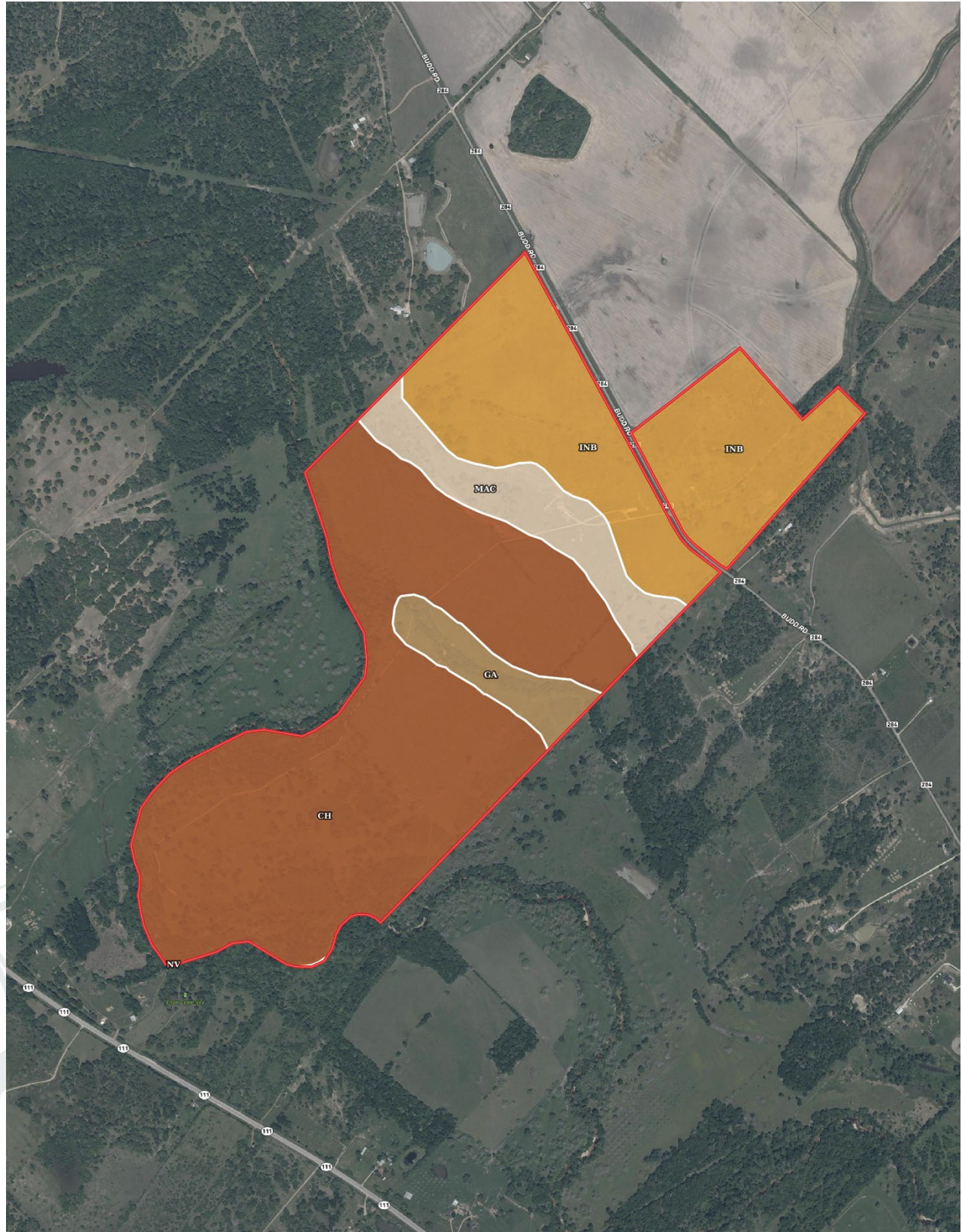
PROPERTY SOILS MAP

M4RANCHREALESTATE.COM



# HOLLINGSWORTH RANCH

467+/- ACRES – JACKSON COUNTY



PROPERTY SOILS MAP

M4RANCHREALESTATE.COM



# HOLLINGSWORTH RANCH

467+/- ACRES – JACKSON COUNTY

|  All Polygons 475.37 ac

| SOIL CODE | SOIL DESCRIPTION                                       | ACRES     | %     | CPI | NCCPI | CAP |
|-----------|--------------------------------------------------------|-----------|-------|-----|-------|-----|
| Ch        | Chicolete clay, frequently flooded                     | 266.86    | 56.14 | 0   | 42    | 5w  |
| InB       | Inez fine sandy loam, 0 to 2 percent slopes            | 145.42    | 30.59 | 0   | 37    | 3s  |
| MaC       | Marcado sandy clay loam, 3 to 8 percent slopes         | 40.47     | 8.51  | 0   | 37    | 4e  |
| Ga        | Ganado clay, 0 to 1 percent slopes, frequently flooded | 22.47     | 4.73  | 0   | 34    | 5w  |
| Nv        | Navidad fine sandy loam, frequently flooded            | 0.15      | 0.03  | 0   | 35    | 5w  |
| TOTALS    |                                                        | 475.37(*) | 100%  | -   | 39.67 | 4.3 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 417.97 ac

| SOIL CODE | SOIL DESCRIPTION                                       | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|--------------------------------------------------------|-----------|-------|-----|-------|------|
| Ch        | Chicolete clay, frequently flooded                     | 266.86    | 63.85 | 0   | 42    | 5w   |
| InB       | Inez fine sandy loam, 0 to 2 percent slopes            | 88.02     | 21.06 | 0   | 37    | 3s   |
| MaC       | Marcado sandy clay loam, 3 to 8 percent slopes         | 40.47     | 9.68  | 0   | 37    | 4e   |
| Ga        | Ganado clay, 0 to 1 percent slopes, frequently flooded | 22.47     | 5.38  | 0   | 34    | 5w   |
| Nv        | Navidad fine sandy loam, frequently flooded            | 0.15      | 0.04  | 0   | 35    | 5w   |
| TOTALS    |                                                        | 417.97(*) | 100%  | -   | 40.03 | 4.48 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 57.4 ac

| SOIL CODE | SOIL DESCRIPTION                            | ACRES   | %    | CPI | NCCPI | CAP |
|-----------|---------------------------------------------|---------|------|-----|-------|-----|
| InB       | Inez fine sandy loam, 0 to 2 percent slopes | 57.4    | 100  | 0   | 37    | 3s  |
| TOTALS    |                                             | 57.4(*) | 100% | -   | 37.0  | 3   |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.