

WHISPERING PINES

Henderson | Rusk County, Texas
190± Acres



WBR LAND
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Nestled in the heart of the Piney Woods of Rusk County, Whispering Pines Ranch is conveniently located just 10 minutes southeast of Henderson. Spread across approximately 190 acres, this property offers a mix of open pastureland and mature timber, creating an ideal environment for both wildlife and livestock. The property provides abundant surface water throughout, including a stocked pond, sloughs, multiple springs, and year-round creeks. A well-established road system provides accessibility throughout the property, making recreational opportunities unbounded. Whether you're a hunter, rancher, or outdoor enthusiast, Whispering Pines Ranch offers endless opportunities. Its proximity to major East Texas cities like Tyler, Longview, and Nacogdoches gives the ranch an ideal location. Henderson itself, named after Texas's first governor, boasts a charming setting within the Piney Woods, celebrated for its exceptional quality of life.

Wildlife thrives on the ranch, with deer, waterfowl, wild hogs, turkeys, and dove among the species found. The property's borders adjoin a 1,500-acre ranch and a 50-acre lake, enhancing its appeal for hunters and outdoor enthusiasts. Perimeter fencing and internal caliche roads ensure security and easy navigation, while electricity accessibility facilitates potential development. Whispering Pines Ranch embodies the quintessential East Texas escape, offering a haven for both relaxation and recreation.

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Location

This ranch is a unique property in East Texas, conveniently located less than 6 miles southeast of Henderson, Texas. Its strategic location in East Texas offers proximity to several cities in the region, including Tyler, Longview, Kilgore, Jacksonville, and Nacogdoches. Just a little over two hours from Dallas and an hour and fifteen minutes from Shreveport, Whispering Pines Ranch is an excellent getaway from the big cities.



Topography

The property features a diverse landscape and topography throughout, with a mix of open pastureland and mixed, mature timber with elevation changes moving through rolling meadows, pine forest and hardwood bottoms. A well-maintained caliche road system makes all parts of the property easily accessible. The timber on the ranch consists of upland pine, post oak, blackjack, white oak, red oak, ash, walnut, hickory, mulberry, elm, beech, and dogwood in the forested hardwood bottoms.



Water

A two-acre stocked pond is located on the property. As well as a three-acre beaver dammed slough that provides excellent waterfowl hunting. With multiple springs and year-round creeks dotting the terrain, there is ample potential to develop additional lake and pond sites, further enriching the property's natural beauty and recreational appeal.



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Wildlife

The timber and creek bottoms of Whispering Pines Ranch provide an excellent habitat for wildlife. Species found on the property include whitetail deer, waterfowl, wild hogs, turkeys, and dove. The pond on the property is home to largemouth bass and catfish. This property is a sportsman's dream, with endless possibilities to improve wildlife habitat, as well as hunting and fishing opportunities. The ranch is also bordered on the south by a 1,500-acre ranch that has limited hunting, and a 50 +/- acre lake which roosts large numbers of waterfowl in the winter months



Improvements

None

Roads and Fences

The ranch has perimeter fencing and well-maintained internal caliche roads.



Utilities

Electricity is readily accessible at the entrance along FM 840, ensuring convenient power availability for potential development or usage throughout the property. There is also a water well on the property.

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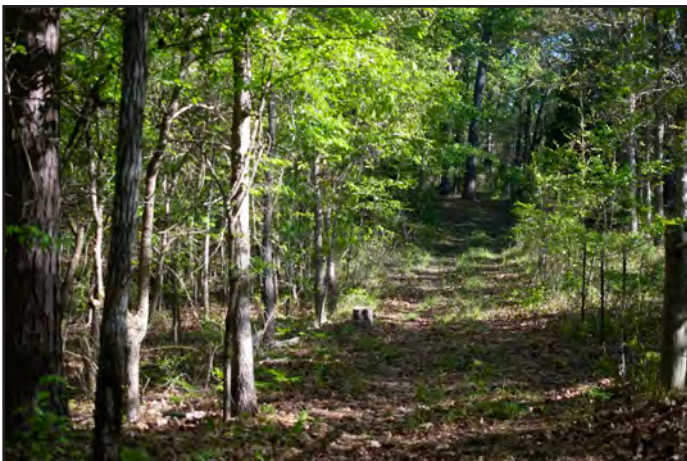
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Easements

There is a natural gas pipeline easement that follows the Southern boundary of the ranch.

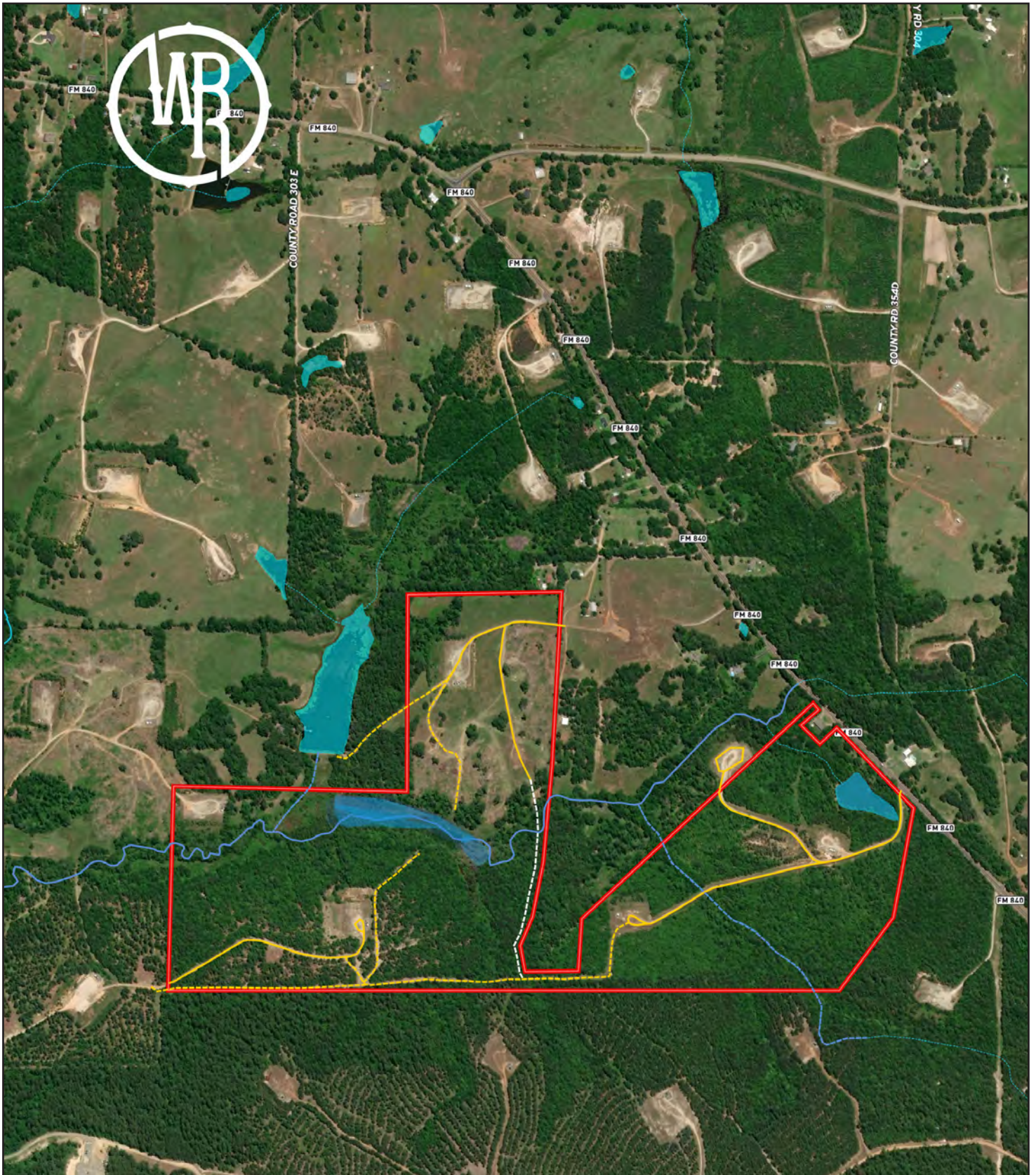
Minerals

Minerals are not available as they have been previously severed.



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All information is deemed reliable, but it not warranted by WBR Land Group. All information is subject to change without notice.

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Broker and Commission Disclosure

Buyer's Agent/Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour to participate in the real estate commission. Commission splits will be at the sole discretion of the Listing Broker.

Property Disclosure

Despite our careful collection and compilation of this information, it is important to note that all surface acreages, measurements and depths should be considered approximate. While we strive for reliability, WBR Land Group does not guarantee the accuracy of this information. Note that all information is subject to change without advance notice. All rights as to photographs and graphics are reserved by WBR Land Group.

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