

DOGWOOD HILLS FARM

148.12± ACRES

HARRISON COUNTY, TEXAS

\$692,461



(214) 361-9191
www.hrcranch.com

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PROPERTY DESCRIPTION: Dogwood Hills Farm is a beautiful, well-timbered East Texas property located just minutes from Caddo Lake State Park and approximately two and a half hours east of Dallas. Thoughtfully improved and surrounded by natural beauty, this private retreat is ideally suited for a weekend hunting property, recreational getaway, or long-term timber investment.

Tucked away along a quiet paved FM road, the property features ~148.12± acres across two separate tracts. The north tract encompasses 120.76± acres comprised primarily of mature native hardwood timber with scattered native and planted pine. This tract offers excellent diversity with gently rolling topography, a dependable internal trail system, scenic creek drainages, and abundant wildlife habitat.

The southern tract contains 27.36± acres of predominantly planted pine timber that has been professionally thinned once, enhancing both timber health and future value. An all-weather interior road and perimeter trail provide reliable year-round access throughout the tract.

Across the property, a balanced mix of native hardwoods and pine creates a beautiful and diverse East Texas landscape. Creek drainages lined with blooming dogwoods illuminate the timber in the spring, while towering white oaks throughout the property support abundant wildlife and add to the ranch's scenic character. Gently rolling terrain provides attractive views, excellent hunting locations, and approximately three miles of trails suitable for hiking, horseback riding, ATV, or UTV use.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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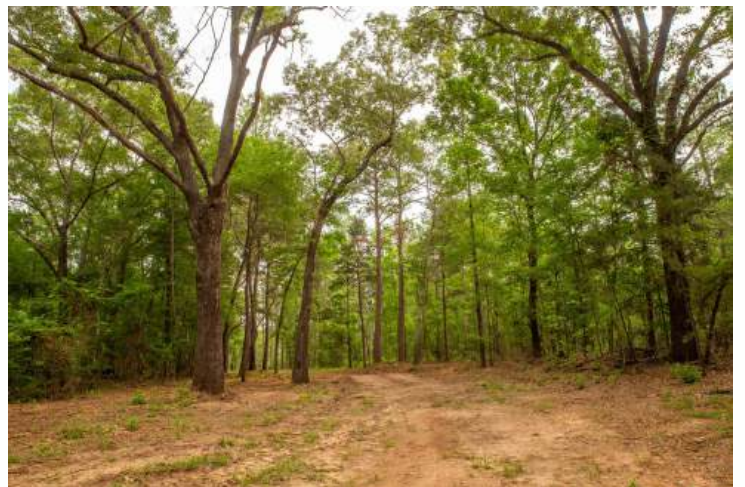
LOCATION: Dogwood Hills Farm is located in northeastern Harrison County, just west of Caddo Lake, roughly two and a half hours east of Dallas. Distance to nearby cities include:

- 11 miles southeast of Jefferson
- 12 miles from Marshall
- 29 miles from Shreveport
- 33 miles from Longview

The property offers paved frontage along FM 134, providing convenient access while maintaining privacy and seclusion. The ranch is also located just 1.3 miles from Caddo Lake State Park and approximately 22 miles from a public boat ramp on Lake O' the Pines, one of East Texas' premier fishing and recreational lakes.

TERRAIN: The land features gently rolling to moderately sloped terrain typical of this scenic region of East Texas. Most of the property drains well with minimal floodplain influence. Elevations range from approximately 175 feet to 340 feet above sea level, creating natural ridgelines, scenic viewpoints, and ideal locations for wildlife habitat and hunting setups. A small portion along the north side of the property lies within the FEMA floodplain.

SOILS: The ranch is characterized primarily by sandy loam soils with pockets of loamy fine sand. Drainage areas contain Eastwood and Metcalf fine sandy loam soils. These soils are well-suited for native timber production, managed pine plantations, Bermuda grass pastures, and wildlife food plots. With proper lime and fertilizer applications, overall productivity can be further enhanced.



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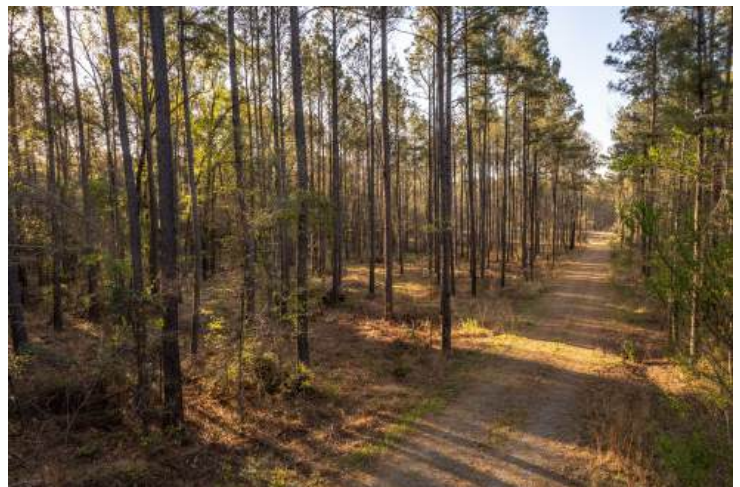
WILDLIFE: The ranch offers exceptional wildlife habitat diversity with a mixture of mature native hardwoods and planted pine timber stands. Tree species include abundant white oaks, red oaks, dogwoods, black gum, hickory, pine, persimmon, willow, water oak, and river birch throughout the bottomland areas on the north end of the property.

The ranch has been lightly hunted in recent years, allowing wildlife populations to thrive. Whitetail deer are abundant and supported by mast-producing hardwoods and native forage throughout the property.

Additional wildlife commonly observed includes hogs, varmints, and a variety of small game species, providing outstanding opportunities for hunting, recreation, and year-round wildlife viewing.

ACCESS & ROADS: Access to the ranch is excellent, featuring paved FM road frontage and a well-maintained internal trail system. Approximately three miles of trails provide convenient access throughout the property by ATV or UTV, allowing owners and guests to comfortably explore the ranch. Additionally, the property features approximately one-half mile of a historic stagecoach road running through the middle of the tract, dating back to the area's earliest settlement history.

EASEMENTS: There is a natural gas pipeline easement on the north side of the property and a natural gas pipeline along the west boundary of the south tract.



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UTILITIES: Panola Harrison Electric runs down FM 134 on the south side of the road.

MINERALS: The seller does not believe they own mineral rights and will not reserve any in the sale. To their knowledge, there are no oil or gas leases or active production on the property.

TAXES: The property carries a timber tax exemption. 2025 property taxes were \$2,729.38.

SCHOOL DISTRICT: Karnack School District.

Buyers & Brokers: Buyer's Agent/Broker must be identified upon first contact with the Listing Agent/Broker and must be present on the initial property tour to participate in the commission. Commission splits are at the sole discretion of Hortenstine Ranch Company, LLC.

PRICE: **\$692,461.00 (\$4,675/acre)**

CONTACT:

Stephen Schwartz- Agent

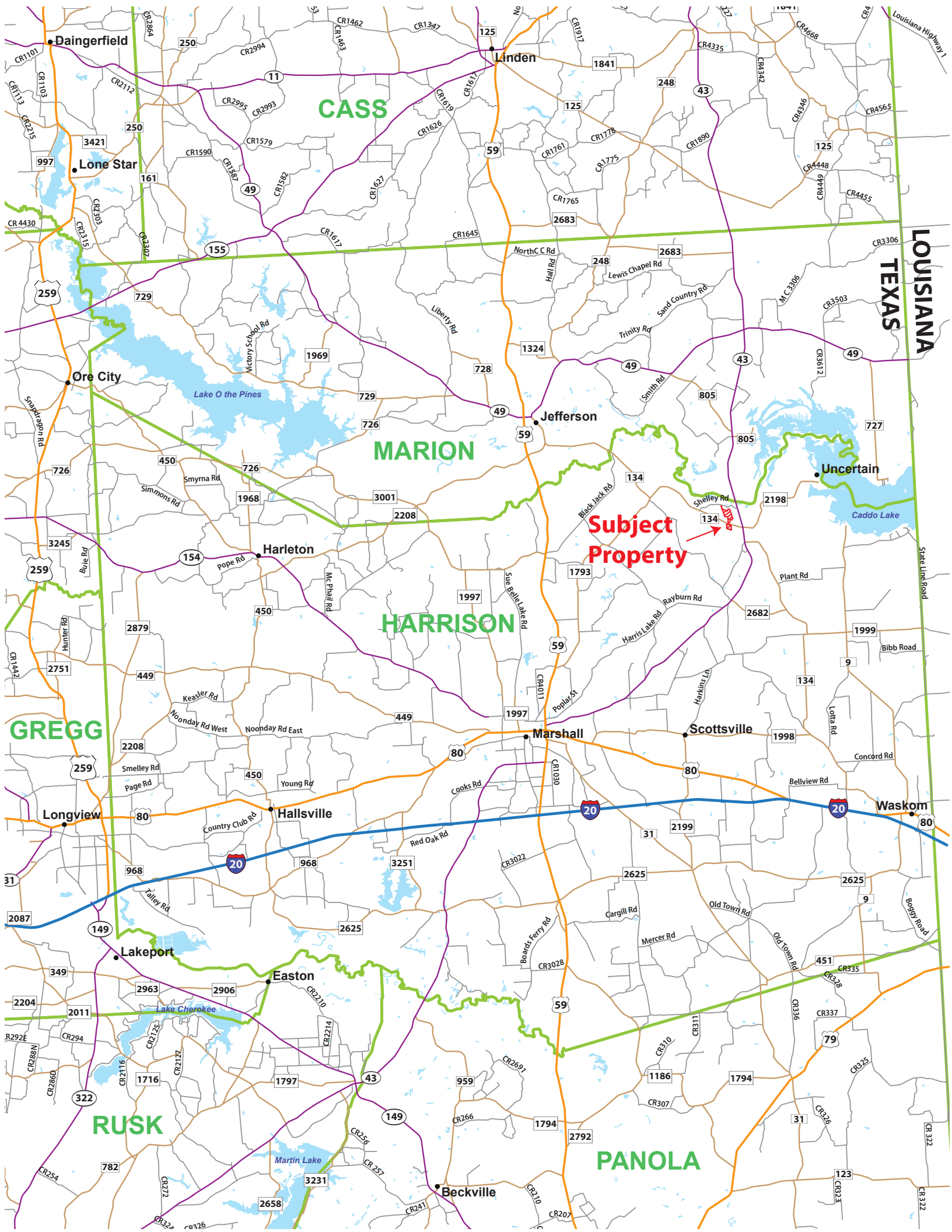
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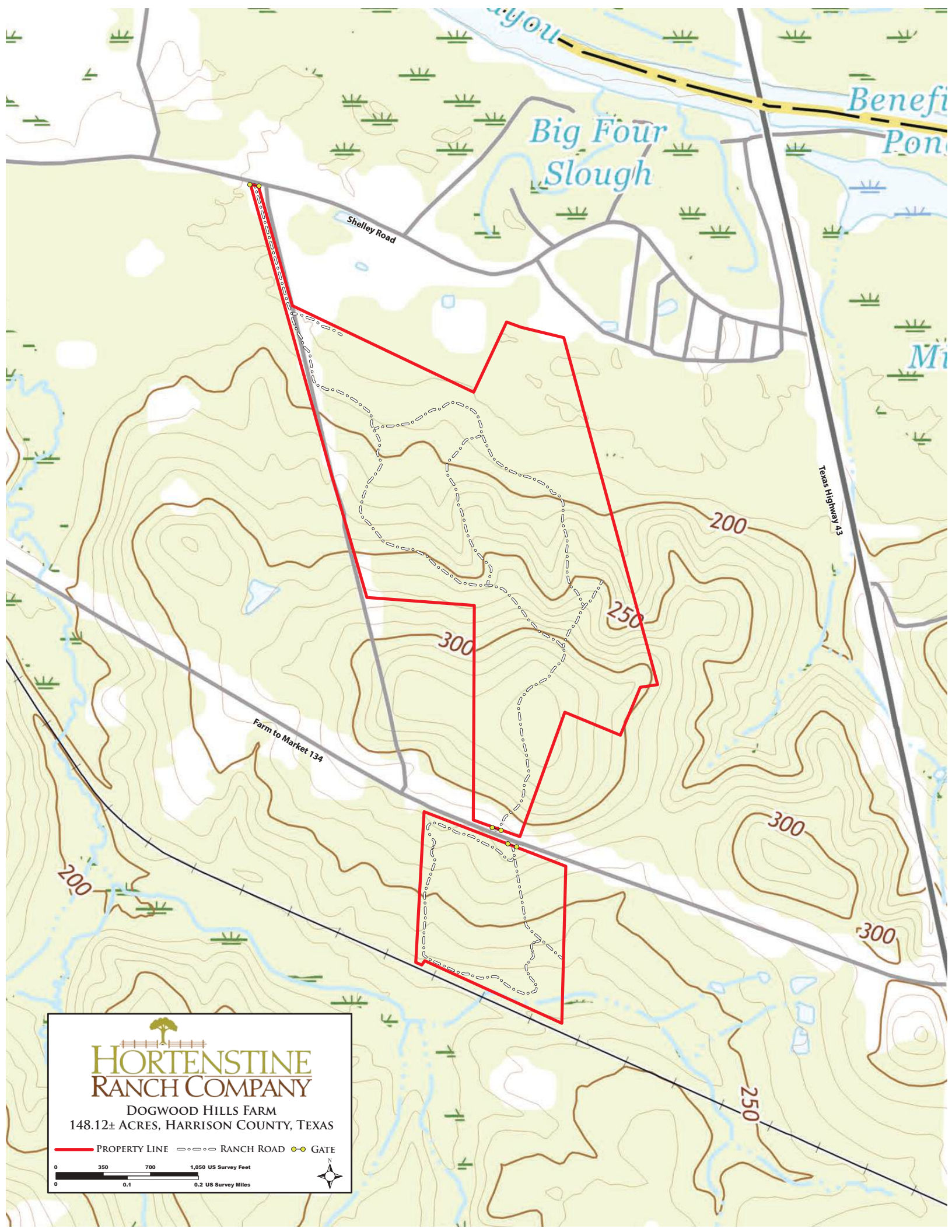
HORTENSTINE
RANCH COMPANY

DOGWOOD HILLS FARM
148.12± ACRES, HARRISON COUNTY, TEXAS

— PROPERTY LINE - - - - RANCH ROAD ●-● GATE

0 350 700 1,050 US Survey Feet
0 0.1 0.2 US Survey Miles







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