

TREATY SPRINGS RANCH

593.72± ACRES

ANDERSON COUNTY, TEXAS

\$7,750,000



(214) 361-9191
www.hrcranch.com

TREATY SPRINGS RANCH

ANDERSON COUNTY, TEXAS | 593.723± ACRES



OVERVIEW: Treaty Springs Ranch is a remarkable East Texas holding where dramatic terrain, abundant spring water, and thoughtfully managed timber converge to create a property of uncommon character. Located approximately 3.5 miles northeast of Montalba and well within a comfortable two-hour drive from Dallas, the ranch offers both accessibility and a sense of true seclusion.

Defined by elevation changes rarely found in this part of the county, Treaty Springs unfolds across a series of ridges, valleys, and spring-fed drainages that give the land constant visual interest and depth. Towering native hardwoods and

planted pine have been carefully managed to enhance wildlife habitat while preserving long sight lines and scenic beauty throughout the ranch. Live creeks traverse the property, a natural 30-foot waterfall cascades through iron-rich terrain, and a newly constructed 17± acre spring-fed lake rests between two of the ranch's highest points-creating a centerpiece that feels both intentional and timeless.

This is the kind of ranch that doesn't come along often. One with presence. One that feels collected rather than assembled. Treaty Springs Ranch stands apart as a legacy-caliber property for the discerning landowner.

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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THE LAND: Treaty Springs Ranch is defined by its diversity. No two corners of the ranch feel the same, and traveling across the property is an experience in itself. Open upland pastures transition into dense stands of mature pine and hardwood. Rolling hills give way to steep ridges with long-range views that rival any in East Texas. Iron ore outcroppings emerge from hillsides, oak flats line the valleys, and spring-fed creeks carve through shaded bottoms that feel untouched.

Three primary ridgelines-positioned on the western, central, and eastern portions of the ranch-are divided by spring-fed creeks and the Mound Prairie Creek valley. Elevations range from just under 500 feet to over 710 feet above sea level, providing excellent drainage and year-round usability. Notably, none of the upland or bottomland areas fall within the FEMA floodplain.

TIMBER & VEGETATION: A mosaic of mature native timber and planted loblolly pine dominates the landscape. Selective thinning has been thoughtfully executed to improve forest health, wildlife movement, and scenic aesthetics, while preserving timber value for future ownership.

Vegetation includes red and white oak, black walnut, black gum, hickory, dogwood, cedar, persimmon, and pine, with willow, river birch, and water oak concentrated along riparian corridors. Scattered throughout are small groves of grafted persimmons interspersed with native species-planted years ago to enhance wildlife diversity and forage.

Approximately 75± acres on the western portion of the ranch consist of ~12 year old plantation loblolly pine, with the balance in mature pine and native hardwood. The ranch has been managed to provide flexibility: ample volume remains for future timber harvests, habitat improvement, or personalization by the next owner.



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WATER: Water is the defining feature of Treaty Springs Ranch.

Numerous natural springs rise across the property, giving the ranch its name and feeding multiple creeks that flow year-round. One prominent spring system runs through the heart of the ranch, supplying Mound Prairie Creek as it crosses the eastern portion of the property.

Completed in the summer of 2025, the newly constructed 17± acre lake was designed with trophy bass fishing as a priority. The lake reaches reported depths exceeding 50 feet and features rock piles, brush structures, underwater ledges, humps, and expansive spawning areas. Fed by clean, spring water, the lake offers both recreational value and long term sustainability. To further enhance the fishery, in addition to baitfish, the lake has been stocked with Titan MAXX Florida strain largemouth bass genetics, a selectively bred bass known for its exceptional growth potential and trophy class characteristics.

Together, the springs, creeks, waterfall, and lake create a water system that is as functional as it is visually striking.

WILDLIFE & RECREATION: Treaty Springs Ranch is low-fenced and supports an impressive population of native wildlife. Whitetail deer are abundant, with excellent native genetics and age structure due to light hunting pressure over the past decade. The current ownership has focused exclusively on selective harvest of mature bucks.

Eastern wild turkeys are well established across the ranch, with multiple broods observed in recent seasons. Additional wildlife includes migratory waterfowl, doves, and a variety of native species, providing year-round recreational opportunities.

Over 12.8 miles of established, mulched trails allow access to every corner of the ranch by UTV, horseback, or on foot-making the property equally enjoyable for recreation, management, or quiet exploration.



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IMPROVEMENTS: Treaty Springs Ranch is largely unencumbered, offering a blank canvas for future ownership.

- **Cabin:** A modest ~1,000 sq. ft. cabin is located near the north end of the meadow. While of minimal contributory value, it provides a functional base camp and could be updated or used during construction of a primary residence. An RV hookup has also been installed near the cabin. Multiple premier homesites overlook the lake, ridgelines, and surrounding valleys.
- **Storage Sheds:** There is one ~800 sq. ft. storage shed near the cabin and a ~500 sq. ft. storage shed in the central portion of the ranch.
- **Water Wells:** Two wells located near the central portion of the ranch (not currently in use)
- **Trail System:** Over 12.8 miles of established internal trails

LOCATION & ACCESS: The ranch is located in north-central Anderson County in a highly desirable area, ~4 miles northwest of Montalba, 13 miles north of Palestine, and just 1 hour and 40 minutes from Dallas.

The property offers frontage on Anderson County Road 445 along the north boundary, with additional access from County Road 404 at the southwest corner.



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EASEMENTS: Two natural gas pipelines run across the northern tier of the ranch. An Energy Transfer pipeline runs diagonally across the middle of the ranch as well. Several electric easements run through the SW portion (not currently active) and northern portions of the ranch.

UTILITIES:

- Water- Natural Spring water supplies water to the house. Community water is available. Two water wells are also located in the south-central portion of the property.
- Groundwater- The Corrizo-Wilcox aquifer is the primary groundwater source in the area and would certainly support additional wells if the new owner desired.
- Electricity- TVEC supplies power to the property.

MINERALS: No minerals are owned by the Seller.



TAXES: The property carries a recreational tax exemption with a timber plan. 2025 property taxes were ~\$1,140.

SCHOOL DISTRICT: Palestine ISD

PRICE: \$7,750,000 (\$13,053/PER ACRE)

BROKER & 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 in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

CONTACT:

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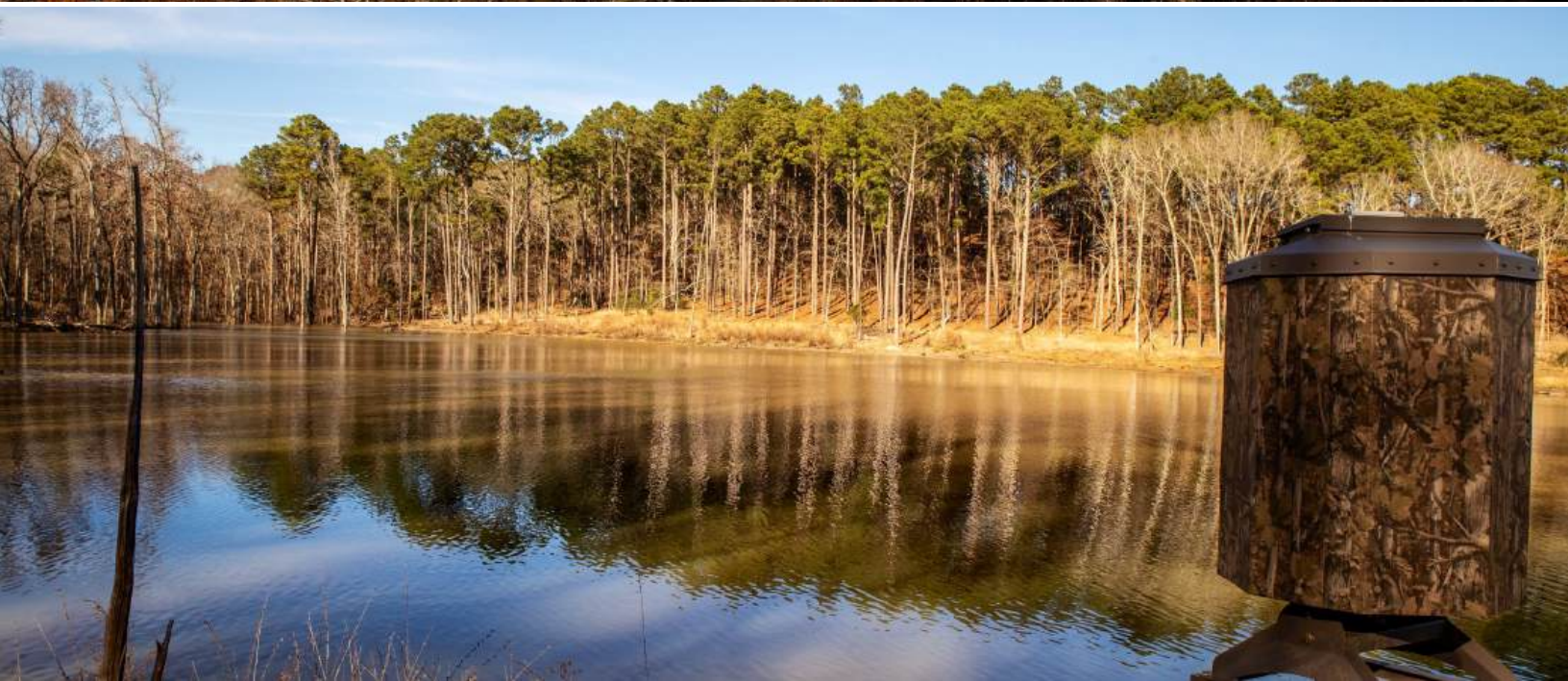
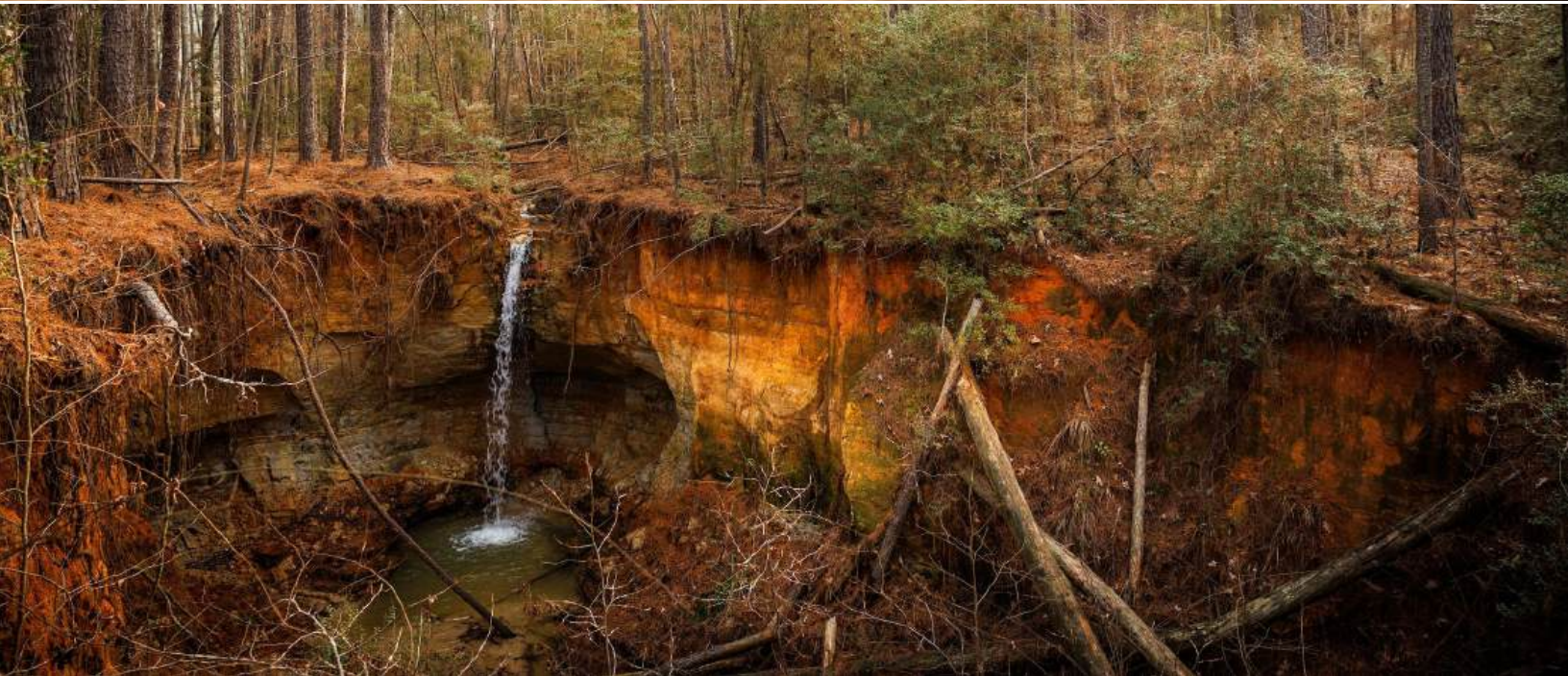
Chance Turner- Broker Associate

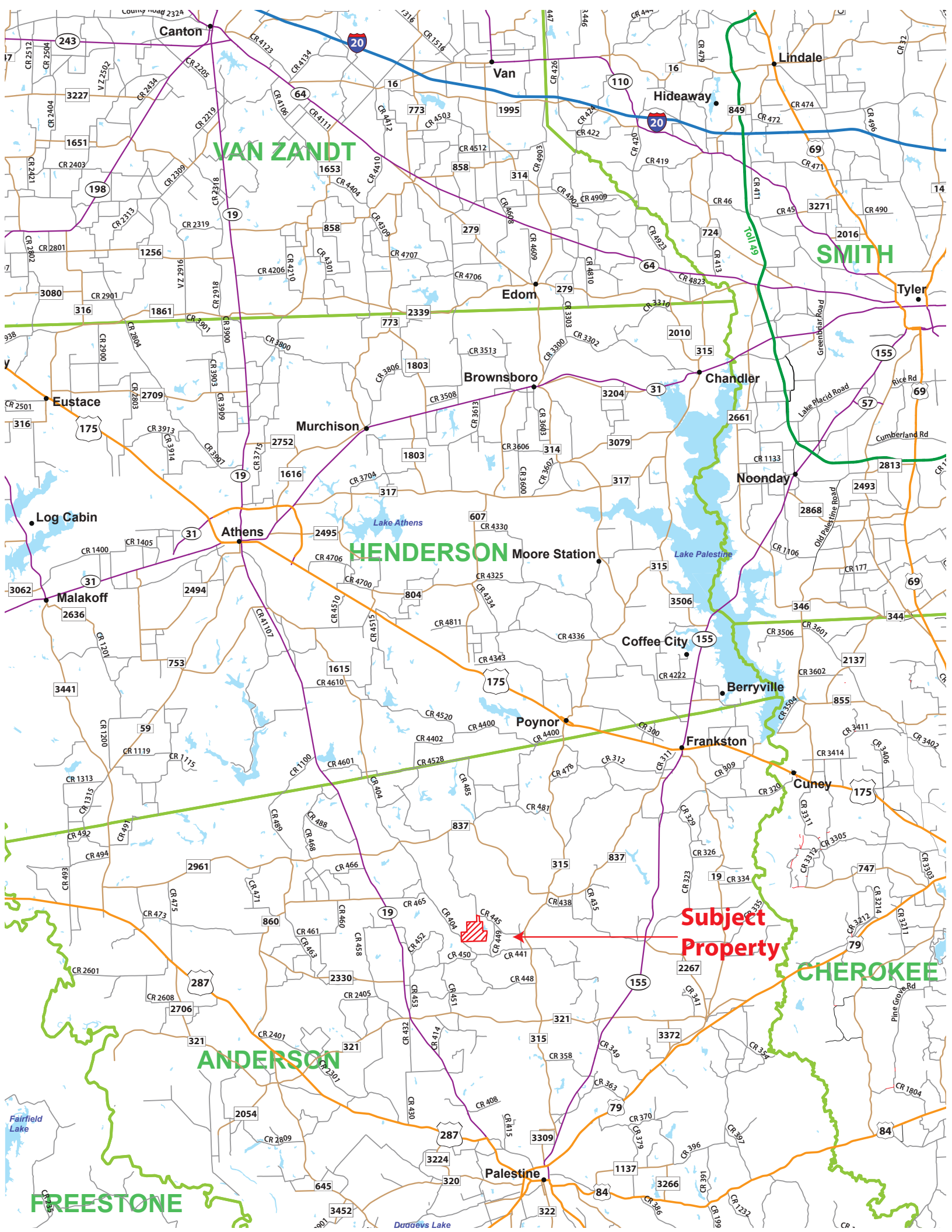
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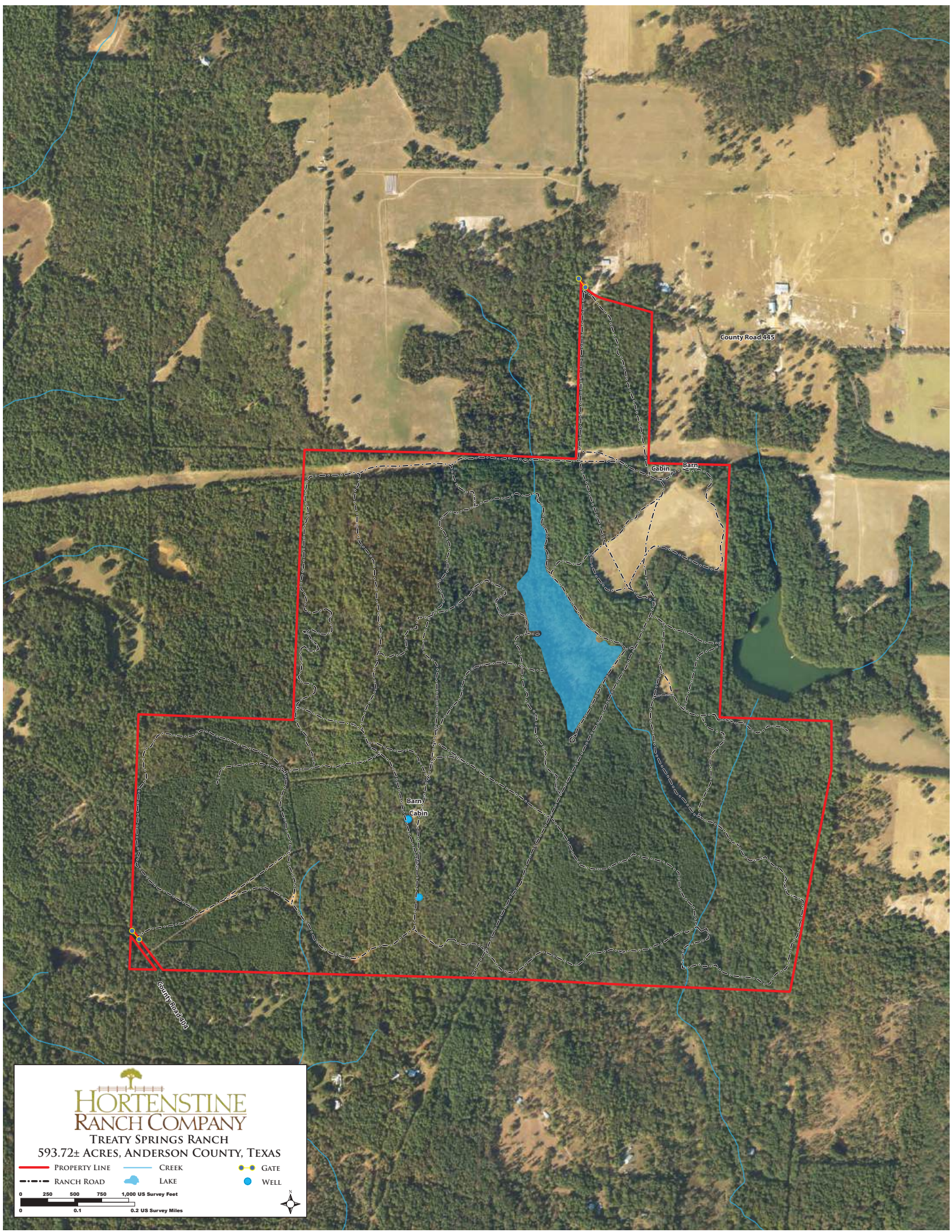
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**Subject
Property**





HORTENSTINE
RANCH COMPANY

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 PROPERTY LINE

 CREEK

 GATE

 RANCH ROAD

 LAKE

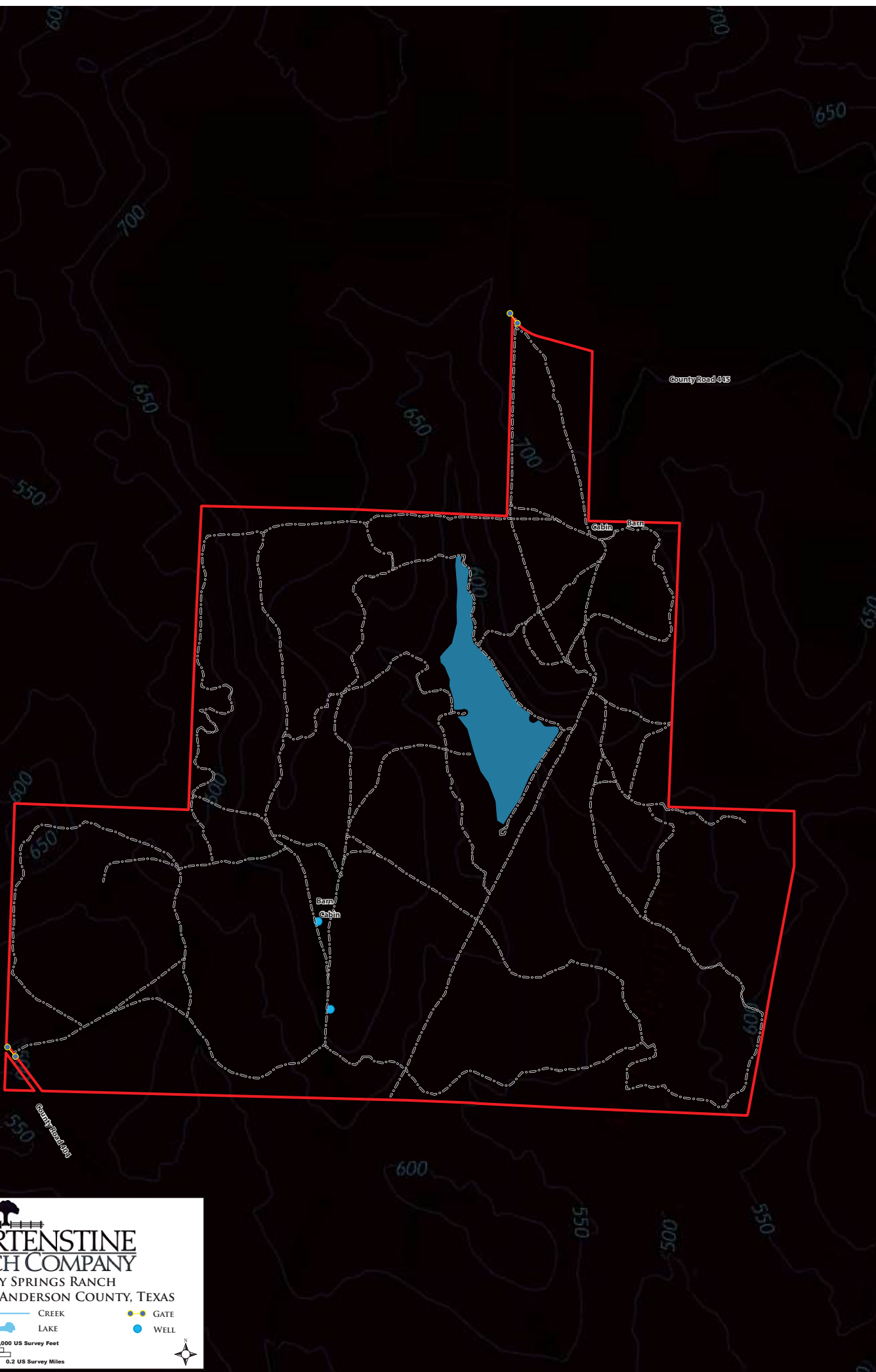
 WELL



0 250 500 750 1,000 US Survey Feet



0.1 0.2 US Survey Miles



County Road 435

Cabin Barn

Barn Cabin

County Road 436

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