

LAKEHOUSE RANCH
1,145.87± ACRES
ELLIS & NAVARRO COUNTIES, TEXAS
\$9,166,944



(214) 361-9191
www.hrcranch.com

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OVERVIEW: Lakehouse Ranch is a premier recreational and working cattle ranch that has been in the same family's ownership since 1933. It is located less than an hour from downtown Dallas. Encompassing 1,145± acres of productive pastureland, mature hardwood bottoms, approximately 457± acres of surface water, and 1.56± miles of Trinity River frontage, the property combines the amenities of a private lake retreat with the functionality of a working ranch. This is a unique opportunity to own a ranch and lake house, all in one property.

Overlooking the 275± acre private lake, the 4,112± square-foot residence features 4 bedrooms, 5 bathrooms, 2 flex rooms and expansive wraparound porches with sweeping views across the water. Whether used as a weekend retreat or gathering place for family and friends, the home is well

suited for enjoying the lake and its many recreational opportunities.

An extensive levee system along the Trinity River allows owner to actively manage water levels across portions of the ranch, benefiting both wildlife habitat and livestock operations while providing greater control over one of the property's water features. The ranch supports healthy populations of whitetail deer, ducks, geese, feral hogs, dove, and other native wildlife. Fishing, hunting, watersports, and ranching are all integral to the property's diversity.

Lakehouse Ranch offers a rare combination of productive agricultural land, expansive private water resources, quality improvements, and close proximity to the Dallas-Fort Worth Metroplex.

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: Lakehouse Ranch is conveniently located approximately 50 miles southeast of Downtown Dallas along the I-45 corridor. The property has approximately 1.46 miles of frontage on FM 85 and lies within both Ellis and Navarro Counties. Physical address is 8450 NE PR 1130, Ennis, TX 75119.

Nearby Points of Interest:

- Downtown Dallas: Approximately 50 miles (~1 hour)
- Ennis: Approximately 15 miles (~20 minutes)
- Corsicana: Approximately 20 miles (~25 minutes)
- DFW International Airport: 65 miles (~1 hour 15 minutes)
- Love Field Airport: 55 miles (~1 hour 10 minutes)

DIRECTIONS FROM DOWNTOWN DALLAS:

- Take I-45 South toward Houston.
- Exit onto FM 85 and continue east toward Seven Points.
- Follow FM 85 to the ranch entrance at 32.3052, -96.4004.

LAKE HOUSE: Positioned on a subtle point overlooking the 275± acre lake, the 4,112± square-foot lake house was designed to maximize views of the lake. The residence was built in 2008, includes 4 bedrooms (two being primary suites), 5 bathrooms, 2 flex rooms and expansive wraparound porches with unobstructed views across the impressive Big Lake. Two functional flex rooms sit off each primary suite (each currently hosting one bed). These versatile spaces are ideal for a private nursery, home office, or additional sleeping quarters.



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BIG LAKE: The 275± acre Big Lake is the centerpiece of Lakehouse Ranch. Originally created through historic sand and gravel mining, the lake has been reclaimed into one of the property's premier recreational features. The lake is privately owned by two brothers, each owned approximately half of the lake. It is well suited for boating, watersports, fishing, and recreation.

BASS LAKE: The 65± acre Bass Lake provides a private fishing experience exclusive to Lakehouse Ranch. Also created through the reclamation of former sand and gravel mining operations, the lake features extensive shoreline, numerous coves, and several islands that create excellent fish habitat in a distinct and private setting.

OXBOW LAKE: The Trinity River Oxbow Lake encompasses approximately 33.5± acres of water and is 1.68± miles long. It is entirely within the property and provides a rare connection to the property's river system. Surrounded by improved pastures and mature hardwoods, the oxbow offers outstanding wildlife habitat for waterfowl and native game while providing opportunities for fishing, wildlife observation, and recreation.

CORNER LAKE: Corner Lake encompasses approximately 55.92± acres of shallow water and provides an important wetland component to the ranch's diverse water resources. Unlike the ranch's larger recreational lakes, seasonal water level fluctuations create productive habitat for waterfowl, wading birds and other wildlife species.



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ADDITIONAL SURFACE WATER FEATURES: In addition to its primary lakes and natural water features, Lakehouse Ranch includes more than 28± acres of additional ponds and water features distributed throughout the property. There is an exceptional amount of surface water on this property.

TRINITY RIVER: There is approximately 1.56± miles of Trinity River characterized by mature hardwoods, native vegetation, and diverse bottomland habitat. Beyond the protected side of the levee, approximately 194± acres of bottomland provide a natural environment influenced by seasonal fluctuations of the Trinity River.

LEVEE SYSTEM: A significant component of Lakehouse Ranch is its levee system along the Trinity River which provides valuable water management. Originally constructed as part of historic Trinity River flood control efforts, the levee protects the ranch from major flooding.

The system includes two large culverts equipped with flap gates that open and close allowing owner to regulate the movement of water between the ranch and the river. During elevated river stages, the flap gates help prevent backflow onto the protected side of the levee, while the control valves allow water to be released from the ranch into the river when conditions permit.

WILDLIFE: There has been little to no hunting pressure on the ranch and it is a wildlife paradise. Whitetail deer are abundant and the age structure should be great allowing for trophy buck potential. Ducks and geese in the fall and winter months can be phenomenal and dove numbers can be very good. Feral hogs are also plentiful allowing for year-round hunting.

FISHERIES: Fish species include bass, crappie, catfish, gar, carp, and baitfish. The Bass Lake was stocked and previously managed for bass fishing. Crappie fishing has been exceptional at times. The gar fishing/ archery hunting can be worldclass. The fisheries are unique and diverse.



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BOATHOUSE: The two-story boathouse is positioned along the shoreline of the 275± acre lake and is designed for both recreation and entertaining. The lower level features two covered boat slips, while the upper level includes a spacious entertainment deck with panoramic views across the lake.

With direct access to the water, the boathouse provides a convenient location for boating, fishing, watersports, and gathering with family and friends.

BARN: The ranch includes a 2,400± square-foot insulated barn constructed on a concrete slab. The barn features a roll-up door on one end and two sliding doors on the opposite end, providing convenient access for equipment and vehicles.

Interior improvements include a tack room, large storage room, and a full bathroom. A 675± square-foot covered lean-to extends from the side of the barn, providing additional covered storage for equipment, vehicles, and ranch supplies.

TREES, GRASS & FORBS: Lakehouse Ranch includes productive pastureland, hardwood forests, wetlands and other aquatic environments. There is 496+/- acres of open pastureland on the ranch consisting of improved and native grasses. Trees include pecans, burr oak, willow, elms, oaks and a variety of other trees.



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TOPOGRAPHY: Terrain is predominantly level to slightly rolling terrain, with elevations ranging from approximately 286± feet to 364± feet. A majority of the property is in the 100-year floodplain with the property being levee protected. There is a hill overlooking the bass lake and the levee provides higher elevations as well.

LIVESTOCK: Historically operated as a cattle ranch, grasses provide a strong forage base and have supported a successful cow-calf operation for generations. Under proper grazing management, the ranch has the potential to support approximately one 1 animal unit per three acres of pasture.

FENCING: Perimeter and cross-fencing in place and in fair to excellent condition.

SCHOOL DISTRICT: Ennis ISD

MINERALS: Price does not include minerals. Ownership is unknown but negotiable.

UTILITIES: Rice Water Supply provides rural water to the house. Electricity is provided by TXU. Propane is supplied by Nelson Propane

TAXES: Lakehouse Ranch holds an agricultural tax exemption. Annual taxes are approximately \$4000.

PRICE: \$9,166,944 (\$8,000 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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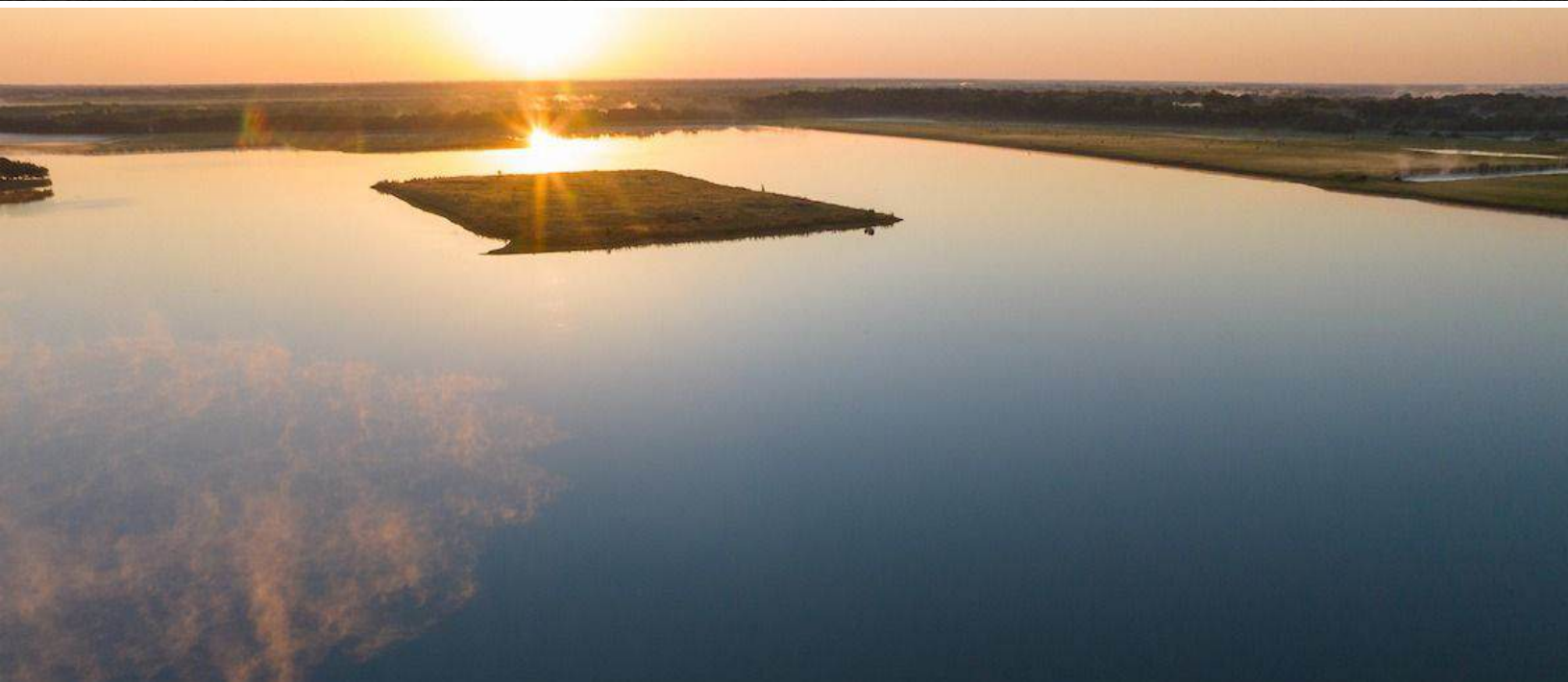
Cash McWhorter- Broker/Partner

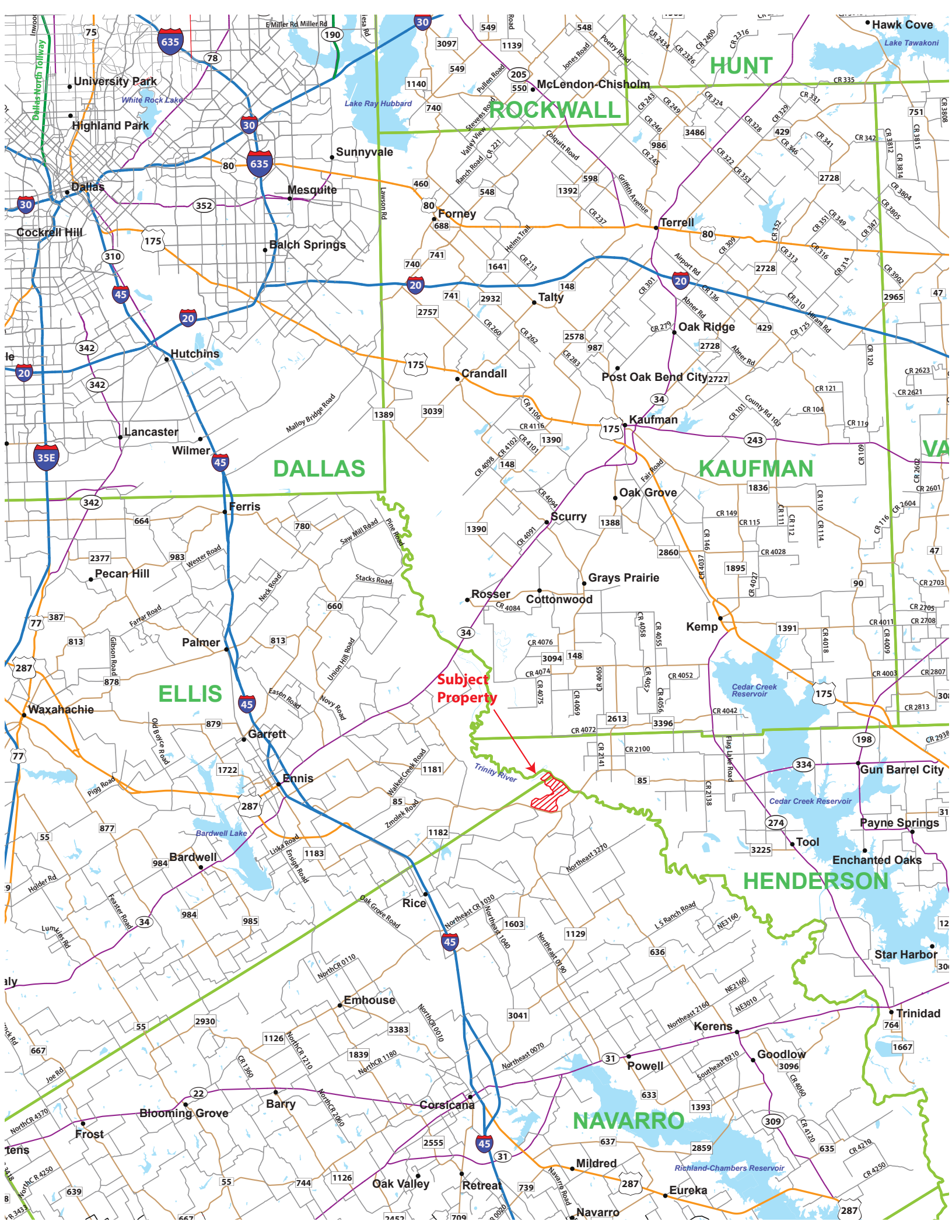
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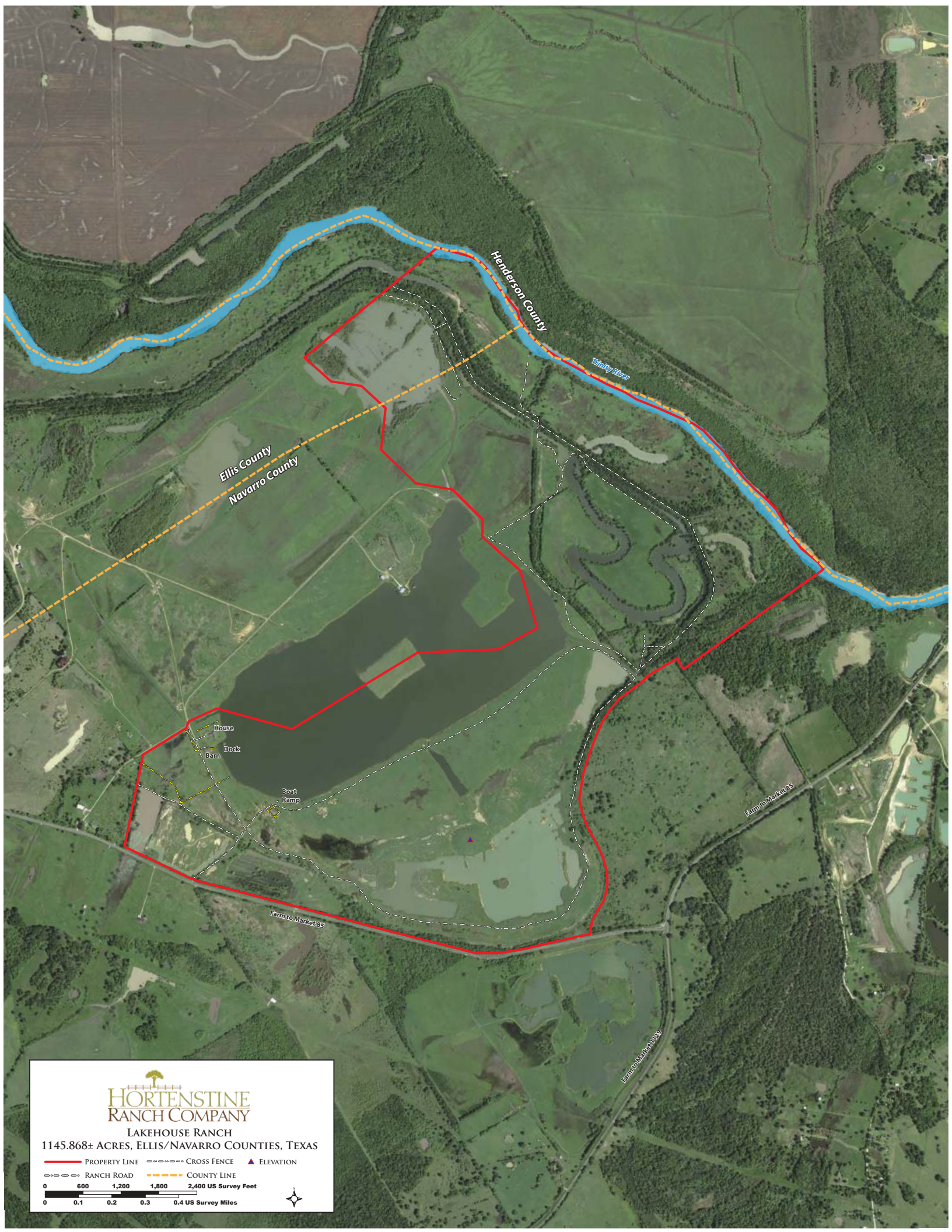
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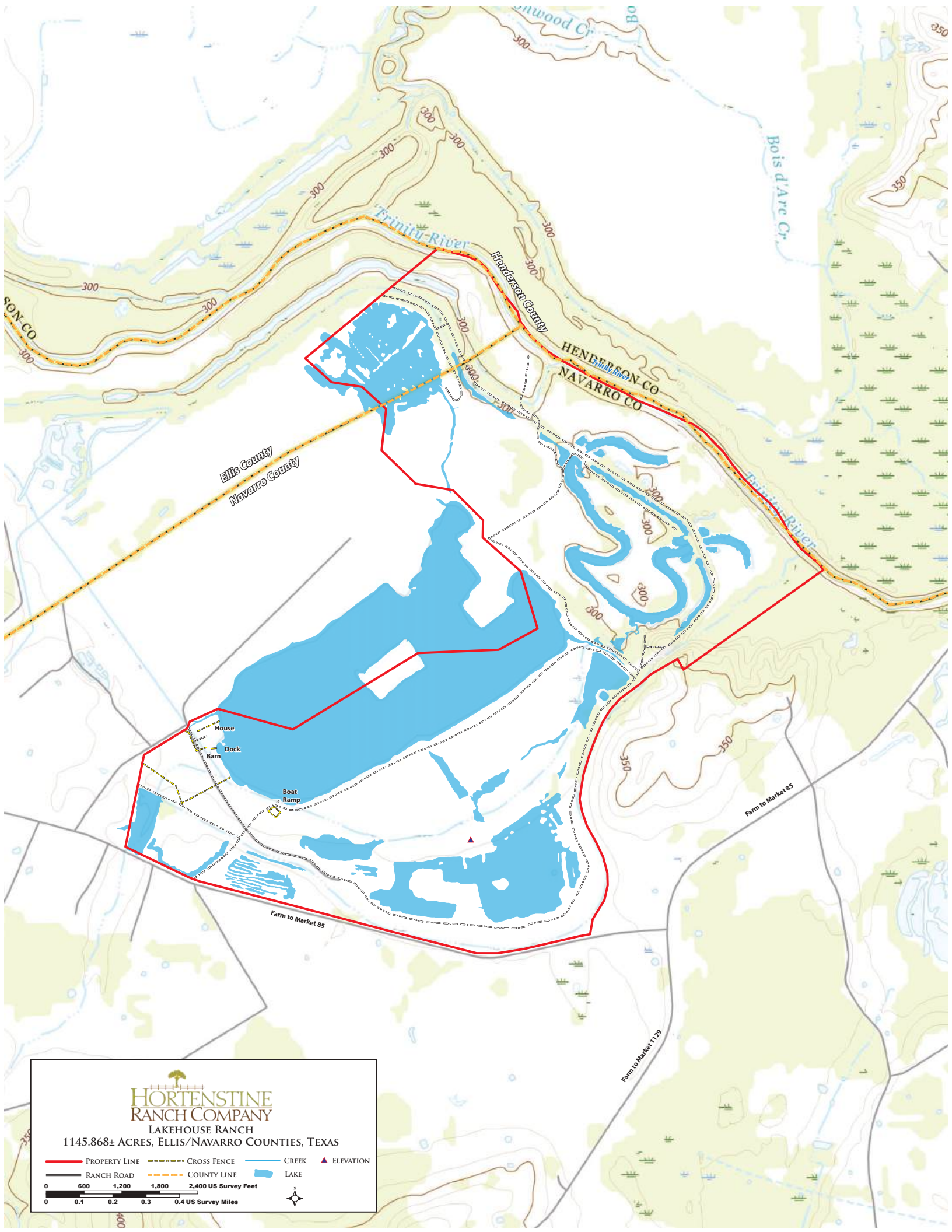
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- - - - - RANCH ROAD - - - - - COUNTY LINE

0 600 1,200 1,800 2,400 US Survey Feet

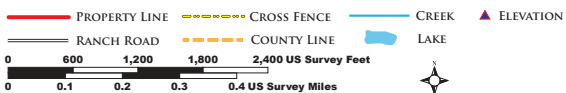
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