

OAK RIDGE ESTATES

76.27± TOTAL ACRES

HARRISON COUNTY, TEXAS

OFFERED IN ITS ENTIRETY OR DIVIDED INTO SEVEN LOTS



LOT LINES ARE APPROX.- SEE SURVEY



Office: (214) 361-9191
www.hrcranch.com

OAK RIDGE ESTATES

HARRISON COUNTY, TEXAS | 76.27± ACRES



LOCATION: Located within the highly sought after Harleton ISD, Oak Ridge Estates consists of beautiful raw land in a desirable area of northern Harrison County. The sprawling 76.27+/- acre estate is located on Ora Asa Johnson Rd. just north of FM 2208. With frontage on both roads, there are multiple access points and access to all utilities. Conveniently, the property lies 153 miles from Dallas, 19 miles from Longview, and 14 miles from Marshall. The quaint town of Harleton is only 4 miles away, which makes

for an easy trip to school, the ballfield, hardware store, groceries, convenience, and more.

OVERVIEW: The property features 76 acres of raw, undeveloped land ready for new owners to make it their own. This property can be purchased as one large tract or in individual or multiple lots as seen on the map. Designed for the individual or family who desires quiet country living, these lots are a blank slate and ready to build on.

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



OAK RIDGE ESTATES

HARRISON COUNTY, TEXAS | 76.27± ACRES

IMPROVEMENTS: Although structurally unimproved, the vast majority of the property is improved pasture and ready for a new owner. Each lot was laid out to be mindful of space and privacy and is set up well for quiet country living.

Each lot will include its own entrance from Asa Johnson Rd, multiple building locations, access to utilities, allowing the new owner to build their dream home or getaway.

LOTS: Each estate has been surveyed and all have their own road frontage, utilities, and numerous home site possibilities. As mentioned, this property may be purchased altogether or in individual lots, as seen on the map. Unique in layout, topography, size dimensions, and physical features, each lot has a different feel as you set foot on it, providing the opportunity for a wide array of home site features.

LOT 1: The southernmost estate is approx. 8.5 +/- acres with access from both FM 2208 and Asa Johnson Road, giving the new owner multiple entrances. Protected by timber, this lot has a private feel to it even though it's closest to the current neighbors in the area. There are several excellent building locations across the lot providing the new owner with a multitude of opportunities for development. This lot measures ~580' wide by 835' long at the northern end of it.



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



OAK RIDGE ESTATES

HARRISON COUNTY, TEXAS | 76.27± ACRES

LOT 2: This 10.0+/- acre lot is fairly open with rolling terrain, access on the east side, and multiple building locations. The lot is roughly 500' wide and 860' long with plenty of room from neighbors and space to create a beautiful country homestead.

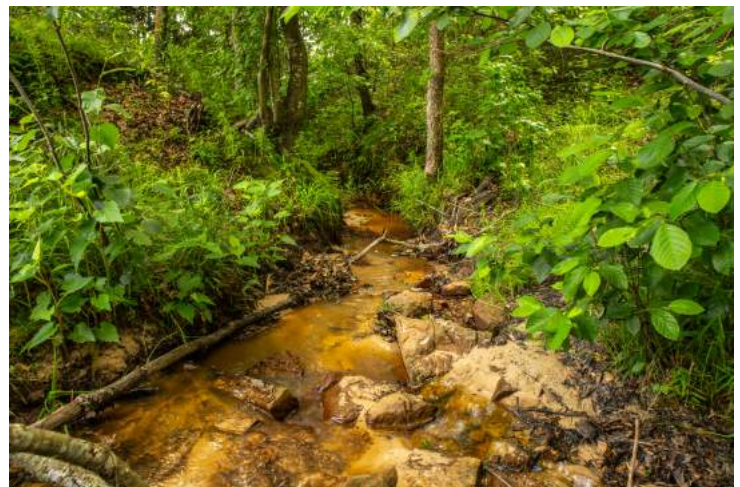
LOT 3: This 10.0+/- acre lot is also fairly open with rolling terrain, access on the east side, and multiple building locations. The lot is roughly 430' wide and 990' long (in the center) with plenty of room to roam and build out your dream estate.

LOT 4: This 12.53+/- acre lot has an entrance gate on the east side and is ready for use. It measures ~ 460' wide and ~1,200' long. There is some older fencing where a trap pen is located on the west half of the lot. There is an older cow pond on the west side that with some dirt work could be made into a nice pond. There is plenty of room for home sites and with the trees and pond, this would make a great location for a small farm/homestead.

LOT 5: This 10.14+/- acre lot is open and clean with gently rolling topography providing a lot of opportunity for someone to build a home most anywhere within the lot. It measures ~355' wide by ~1,250' long.

LOT 6: This 11.5+/- acre lot is also open and clean with gently topography sloping toward the west side. This lot does have a gate present on the county road and measures ~385' wide by 1,275' long.

LOT 7: This 13.6+/- acre lot features mature stands of timber and a seasonal creek running from east to west on the northern portion of it. This provides the opportunity, given the right circumstances, for a pond. The timber provides shade and privacy from the north. This lot measure ~550' wide by ~1,100' long.



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



OAK RIDGE ESTATES

HARRISON COUNTY, TEXAS | 76.27± ACRES

TREES, GRASSES, FORBES AND SOIL: The ranch features ~62.5 acres of improved and native pasture. Along the north and south boundaries, native timber stands provide privacy from the road frontage and other neighbors. Mature timber is scattered across portions of the property. Tree species include red oak, white oak, black gum, sweet gum, hickory, willow, native pine, cedar, and others. Native browse is found in the woodlots and along the tree lines, providing habitat and food for wildlife. Lilbert fine loamy sand dominates the landscape and offers well-draining soil suitable for hay production, gardening, and even improved lawns and landscaped areas.

TOPOGRAPHY: The property offers rolling terrain, well-drained soil, and multiple building sites across each estate. The highest point is slightly above 310' ASL near the east side, eventually sloping down to the lowest point just below 280' ASL on the west side. There is no FEMA floodplain present on the property.

EASEMENTS: There is an electric easement running north and south across the entire property as well as ETEX fiber optic along the county road ROW.

MINERALS: Ask Broker for details.

UTILITIES: Upshur Rural Electric Co-op supplies electricity along Ora Asa Johnson Road, FM 2208, and the northwest boundary. Harleton Water Supply is also available on the east side of Asa Johnson Road. Additionally, ETEX fiber optic is accessible on Asa Johnson Road.

PROPERTY TAXES: The entire property currently carries an agricultural exemption.

SCHOOLS: Harleton ISD

BUILDING RESTRICTIONS/HOA: Ask Broker for details.

PRICE: Entire 76.27+/- Acres: \$995,000 (\$13,045.75/acre)

Lot 1: \$125,375 (\$14,750/acre)

Lot 2: \$138,800 (\$13,880/acre)

Lot 3: \$138,800 (\$13,880/acre)

Lot 4: \$169,155 (\$13,500/acre)

Lot 5: \$124,722 (\$12,300/acre)

Lot 6: \$141,450 (\$12,300/acre)

Lot 7: \$173,400 (\$12,750/acre)

*Lots can be combined or purchased separately. Ask Broker for details on pricing for combined lots.

CONTACT:

Stephen Schwartz- Agent

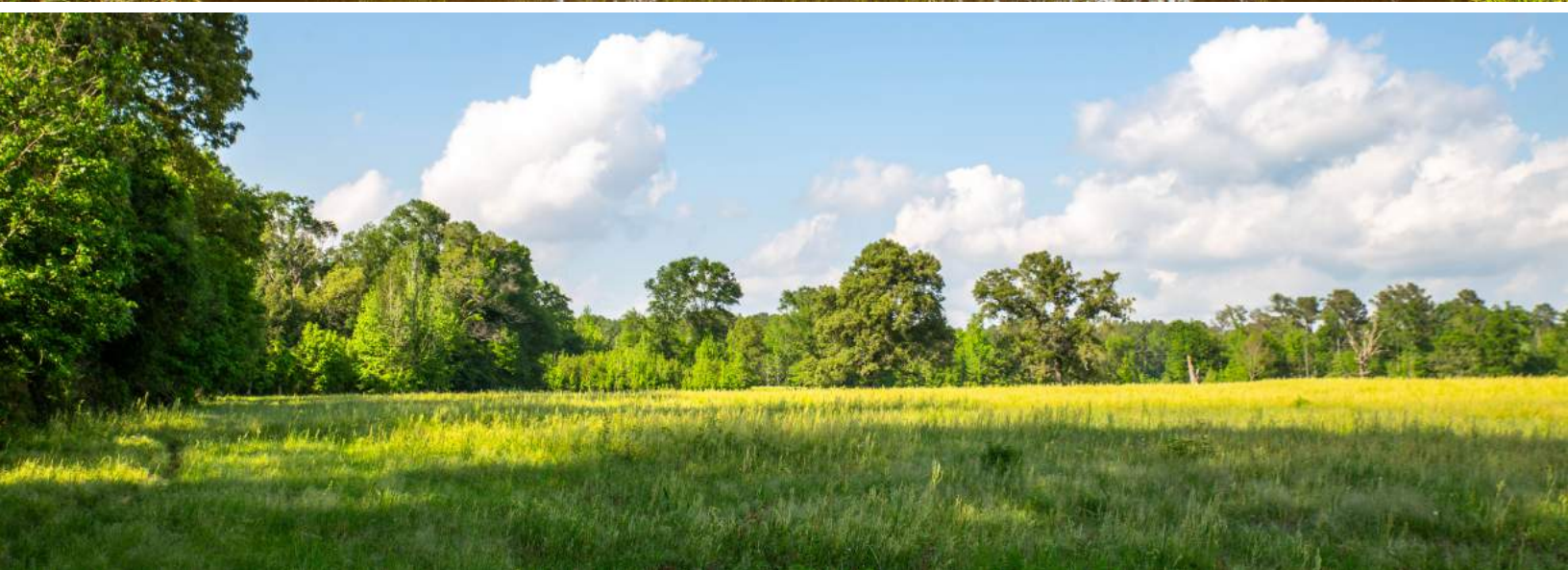
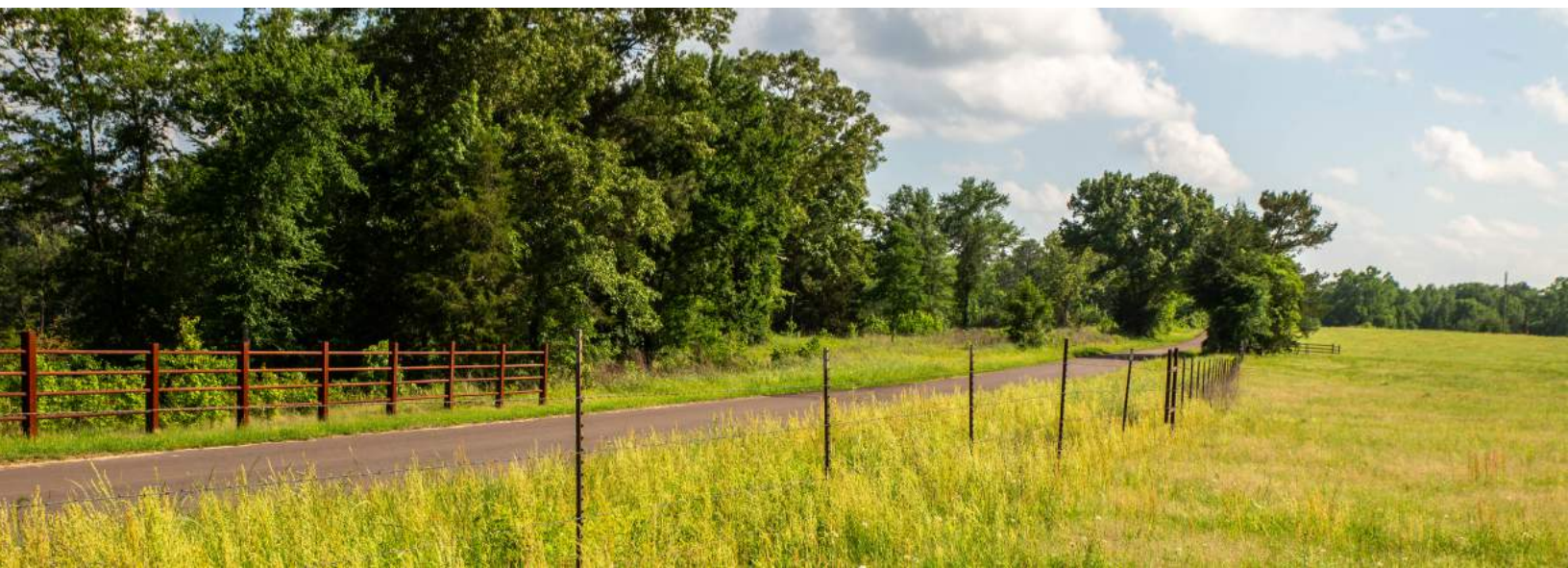
(903) 738-7882 mobile

stephen@hrcranch.com

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with the Listing Broker/ Listing Agent, and the 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 Hortenstine Ranch Company, LLC.

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





OAK RIDGE ESTATES

76.27± TOTAL ACRES

HARRISON COUNTY, TEXAS



Hortensine Ranch Company, LLC (Broker)

www.hrcranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Stephen Schwartz- Agent

stephen@hrcranch.com

Mobile: (903) 738-7882

