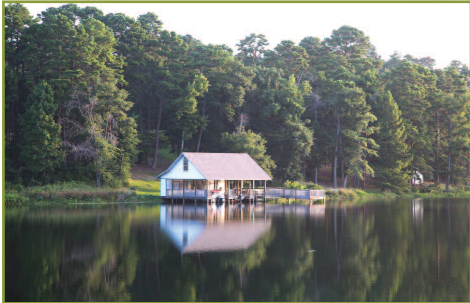




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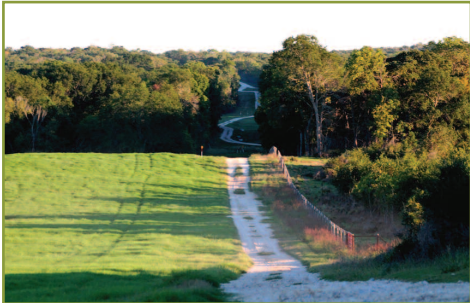
Franklin County 1702+/- Acres - Purley Gates Ranch is located near Lake Cypress Springs and Winnsboro. A beautiful 26+/- acre spring-fed bass lake sits in the middle of the property with a boat-house and pier for fishing or relaxing. Property is high game fenced with trophy whitetail and red deer. There are 3 brick homes, a swimming pool, horse barn, equipment barn, and an immaculate, private 9-hole golf course. **\$7.45MM (\$4377 per acre)** Call Blake, Cash, or Wright.



Wood County 498+/- Acres - Mineola 498 ranch is only 90 miles from Dallas in a highly desirable area. There is a 12+/- and 8+/- acre lake on the property with great bass fishing as well as 7 other ponds. It has 1 mile of frontage on Lake Fork Creek, is 65% wooded, has wetlands, and great deer and duck hunting. There are very nice equestrian facilities, 3 barns, 6 pastures, pipe fencing, and 3 tasteful homes, two of which overlook the lakes. **\$6726 per acre (\$3,350,000)**. Call Conner or Cash



Van Zandt County 153+/- Acres - Circle T Ranch is a beautiful property with an abundance of water only 75 miles from Dallas at the end of CR 1223. A 3/2 home overlooks a private 10+ acre bass lake with a dock. There is also a 26+ acre shared fishing lake and another small lake. Improvements include a 10-stall horse barn, pipe fencing, shop, and covered storage for equipment. **\$1,150,000**. Call Cash or Blake



Freestone County 4624+/- Acres - Clay Hill Ranch is intensively managed for hunting and hay production. It is in TPWD MLD program, has wildlife food plots, protein feeders, and wetlands for duck hunting. 700+/- acres of Jigs Bermuda and Tifton 85 produces 6000+/- bales in a normal year. The fencing is in excellent condition. A 4900 sq. ft. house is impressive and a nice equipment barn is nearby. Owner has 33% minerals and the property is not leased with 2 wells. **\$3800 per acre (\$17,571,200)**. Call Cash



Upshur County 182+/- Acres - Laurel Oaks Ranch is only 2 hours East of Dallas in a highly desirable area near Gilmer, Texas. Laurel Oaks features a custom antebellum style home overlooking a manicured, pristine setting reminiscent of Old South low country. Two private fishing lakes (7 and 5 acres), groomed tree canopy, dramatic elevations, improved pastures, pipe fencing, water wells, barns, working pens and much more, all located on this extremely private setting. **\$1,699,900**. Call Wright or Conner



Franklin County 236+/- Acres - Cypress Hills Ranch is a wooded property with great hunting and fishing. It is located minutes from popular Lake Cypress Springs and Lake Bob Sandlin on FM 21 less than 2 hours from Dallas. There are nice hill-tops, heavily wooded in oak, small area of planted pine trees, Andres creek, 2 big ponds, smaller ponds, nice meadow surrounded by trees, and 2 water meters. North 160+/- acres can be purchased separately. Minerals are negotiable. **\$2750 per acre (\$649,000)**. Call Conner



Van Zandt County 10+/- Acres - Circle T Rock House overlooks and fronts a beautiful 26+/- acre lake. It is located 75 miles from Dallas on paved County Road 1222. There is a 1308+/- square foot "mountain-style" home and 720+/- square foot bungalow attached by a wooden walkway with several decks for entertaining. There is also a neat barn, 1 pond, rural water, and more. **\$415,000**. Call Cash or Blake



Upshur County 482+/- Acres - Young Ranch is located between Winnsboro & Gilmer in the NW part of Upshur Co. Topography is rolling with Caney Creek bisecting the ranch. A 12+/- acre lake, 5 stock ponds, natural springs, underground water & seasonal creeks provide abundant water opportunities. This is a well rounded recreational and cattle ranch. **\$3200 per acre (\$1,542,400)**. Call Conner



Navarro County 225+/- Acres - P4 Ranch is 1 hour 15 minutes south of Dallas and only minutes from I45 on FM 1394 SW of Richland, TX. Property has a private 10+/- acre lake, 3 ponds, hay meadow, older growth mesquite, hackberry, and elm trees. Wildlife is plentiful with great duck hunting, dove, deer, and feral hogs. There is a barn and 1064 square foot home with all utilities. **\$583,875 (\$2595 per acre)**. Call Blake

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