

High Ranch – 546.75 Acres

Silver City, TX - Western Navarro County

Grass, Trees, Creeks, 9 Acre Lake, Ponds, Rolling Topography, Wildlife, Hunting, Fishing. Multiple Premium Building Sites. Development Potential.

Location:

- North Central Texas
 - a. Silver City - in Western Navarro County
 - i. 6 miles south of
 - 1. Blooming Grove (pop 821) - Schools, post office, restaurant, convenience store, dollar store, fuel
 - ii. 15 minutes to
 - 1. Corsicana (pop 23,770) - Hospital & Emergency room, shopping, dining, groceries, movie theatre, Home Depot, private airport
 - 2. Hubbard (pop 1,423) - groceries, hardware store, fuel, restaurants, emergency care
 - iii. 45 minutes to
 - 1. Hillsboro (pop 8,456)
 - 2. Waxahachie (pop 32,344),
 - 3. Ennis (pop 18,513)
 - iv. 1 hour to
 - 1. Waco (pop 136,436),
 - v. 1 hr. 15 minutes to
 - 1. Dallas- Ft Worth metroplex (pop 7,399,662)
 - a. DFW International airport

Property Highlights

- 546.75 acres of gently rolling topography with 100' elevation changes and spectacular 360-degree views for miles
- Has been held by the same family for over 120 years
- Historically used-leased as a homestead, cow calf operation, hay production, hunting, fishing and recreation.

- Recreational Opportunities Abound
 - Hunting, fishing, hiking, camping, horseback riding, 4 wheeling kayak/canoeing, bird watching, photography, stargazing.

- Water

- 9-acre Soil & Conservation lake
 - Several ponds
 - 1 mile of Post Oak Creek frontage and approximately 1 mile of interior creeks
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- Access
 - 1/2-mile asphalt paved road frontage on FM 55
 - 1/2-mile gravel county road frontage on NW County Road 3055
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- Land characteristics
 - Diverse flora & fauna representative of the Post Oak Savannah and Blackland Prairie Ecoregions of Texas
 - Native fauna including white tail deer, wild hogs, turkey, dove, bobcat, coyote, fox, raccoon, squirrel, rabbit, songbirds, hawks, cranes.
 - Native flora includes diverse mix of bottomland pastures with native grasses and forbs, brushy draws with yaupon and upland with mesquite, cedar and heavily wooded forest areas with mature post oaks, pecan, cedar elm. Wild plums, native blackberries, Mustang grapes, common persimmon,
 - Approximately 150 acres lies within the 100-year flood plain zone, per most recent FEMA maps
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- Utilities
 - Water and electricity on site – have one water meter currently in place and 5 additional meters are available from NMWSC for the FM 55 frontage.
 - We have acquired easements from an adjoining property owner to allow water line and electrical access to the southern portion of ranch, along CR 3055, which will allow for availability of multiple additional water and electric meter connections.
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- Minerals
 - All minerals appear to be intact and the owners will convey up to half of what's owned with an acceptable offer.
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- Improvements
 - It's got an old wood frame home of little to no value, but that could be improved to serve as a ranch foreman's home or weekend cabin.

- Fences and x-fences are in place but will need to be reworked if a cattle operation is to be pursued. Some is barbed wire, much of what's along creeks and wooded areas is electric fencing.
 - Corral & pens for cattle.
 - Old barn.
 - There's an old hand dug, brick lined water well.
- Nearby
 - Navarro Mills Lake, a 5000+ acre Corps of Engineers Lake is 1.5 miles due west.
 - Adjacent to several hundred acres of pecan orchards
- Easements
 - There is a Brazos Power electric transmission line easement that runs diagonally through the property, which serves as a hunting lane and provides easy access to the expansive wooded areas.
 - NRCS - Soil & Conservation Reservoir site 127
 - Water line easement to City of Blooming Grove along north side of FM 55
 - Water line easement to Navarro Mills WSC along south side of FM 55
 - There are no known gas - oil pipelines or easements located on the property.
- Taxes
 - Currently has 1-d1 Ag exemption. Qualifies for Wildlife exemption.
 - 2018 total tax burden -
- Schools
 - The majority of the property is located in the Blooming Grove School District - BGISD
 - Southern 1/3 located in Dawson ISD
- Interesting tidbits
 - *Has been owned by the same family since the late 1800's. The High Family owned a lumberyard in Blooming Grove where the present-day city park lies, and they also built the B&B in Blooming Grove, aptly named "The Highlander Inn"*
 - *** One of the adjacent property owners, J Knapp, is the past President of the Texas Pecan Growers Assoc. and a retired Delta Airlines pilot. He has a private air strip on his property and has hundreds of acres of Pecan orchards that he planted along the banks of Post Oak Creek starting in the 60's. He said he chose this area to do his orchards because of the deep sandy soils with ample aquifer. He has shown me several arrowheads and artifacts that he's found over the years along the creek and on his land.*

Proposed Uses

- Texas Sized Ranch:
 - several suitable custom home sites
 - cow-calf operation,
 - wildlife habitat
 - recreational uses
- Family or Corporate Retreat
- Developed
 - as an exclusive gated community with a limited number of custom home sites and an expansive 150-acre common area greenbelt for livestock, equestrian, and recreational uses.
- Subdivided
 - Into 15-150-acre country ranchettes

Link to an interactive map of the property:

<https://mapright.com/ranching/maps/5a279a4657ec724a2cc39710bc184233/share>