



## Clay Hill Ranch

4,624± Acres

Texas Metroplex ♦ Freestone County ♦ Fairfield



This is a meticulously managed property for hunting and hay production only 95± miles from Dallas, 150± miles to Houston and 155± miles to Austin. A majority of the property is heavily wooded and managed for whitetails through TPWD MLD program, Level 3. The owner is currently working to attain a 200±-acre lake permit. Wildlife food plots, protein feeders and seven wetlands for duck hunting further enhance it. The owner produces 6,000± round bales in an average year on 700+ acres planted in Jigs Bermuda and Tifton 85. Fencing is in excellent condition for running cattle. A beautiful, impressive 4,900-square-foot lodge has large live oaks nearby and an equipment barn. The owner is said to have 33% minerals and the property is not leased besides two wells holding 44 acres each. Minerals are negotiable. \$3,800 per acre (\$17,571,200).



## Purley Gates Ranch

1,702± Acres

Texas Metroplex ♦ Franklin County ♦ Winnsboro

Only two hours east of Dallas, near Lake Cypress Springs and Winnsboro, this beautiful 26±-acre spring-fed bass lake sits in the middle of the property with a boathouse and pier. The high-fenced property has trophy whitetails, three homes, a pool, horse barn, equipment barn and an immaculate, **private 9-hole golf course** unlike anything you will find. \$4,377 per acre (\$7,450,000).



## DFW Hill Country Ranch

2,905± Acres

Texas Metroplex ♦ Johnson County ♦ Cleburne

Only an hour from Dallas/Fort Worth, this property offers 2,500± feet of Brazos River frontage. Hill Country terrain has limestone ridges, hills, clear creeks, hay meadows and awesome views. Deer and turkey are plentiful with scenic, mature live oaks, elm, cedar and a variety of other trees. This is also a good cattle ranch. Chisholm Trail Parkway from Ft. Worth to Cleburne will be completed in 2014, making this a great investment. Minerals may be purchased separately. \$3,800 per acre (\$11,038,886).



## McSwane Ranch

1,628± Acres

Texas Metroplex ♦ Freestone County ♦ Buffalo



This scenic cattle, horse and recreational ranch between Dallas and Houston features a stone entrance with paved road that leads to the ranch headquarters, which is surrounded by mature live oaks. Well-maintained improvements consist of a one-room lake cabin, owner's rock home on one of two spring-fed lakes, foreman's home, bunkhouse, several barns, sheds, steel working pens and 20+ pastures. Spring-fed creeks run year round and massive oaks are scattered in pastures. There are improved grasses, wooded areas that hold plenty of deer and a 38±-acre wetland strategically designed to attract hundreds of ducks. This is one of a kind! \$3,195 per acre (\$5,201,460).



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