

PATE TRINITY RANCH

3,600± ACRES | ANDERSON COUNTY, TEXAS



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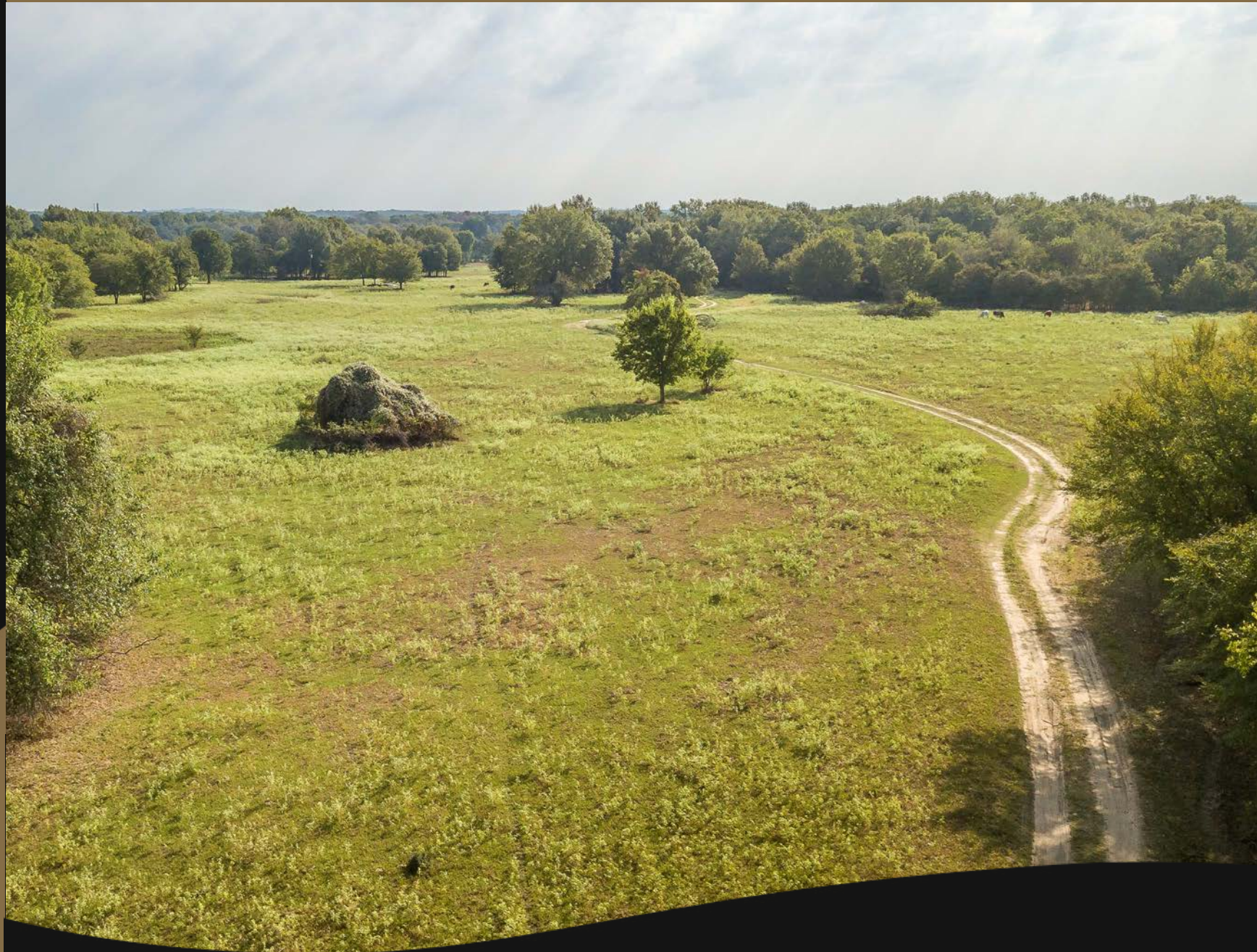
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TEXAS RANCH SALES
• TEXAS IS OUR BRAND •

PATE TRINITY RANCH

3,600± ACRES | ANDERSON COUNTY, TEXAS

A phenomenal 3,600± acre riverfront ranch for sale in Anderson County, Texas. Surrounded on three sides by the Trinity River, this ranch enjoys a strategic location with phenomenal hunting, dense timber, sand and gravel reserves, and highway access. The property is a true hidden piece of paradise offering multiple opportunities for hunting and ranching as well as the potential for income generation.



- PALESTINE, TEXAS
- EASY HWY & RAIL ACCESS
- SURROUNDED ON 3 SIDES BY THE TRINITY RIVER
- SEVERAL PONDS
- ABUNDANT DRILLABLE WATER
- LOADED WITH SAND & GRAVEL RESERVES
- PHENOMENAL DEER & DUCK HUNTING
- MATURE TIMBER ON THE UPPER PORTION
- LOW FENCED WITH CROSS FENCING
- CONSERVATION CREDIT PROGRAMS
- INVESTMENT OPPORTUNITIES
- 1.5± HOURS SOUTH OF DFW METROPLEX



SCAN TO VIEW WEBSITE

WATER FEATURES



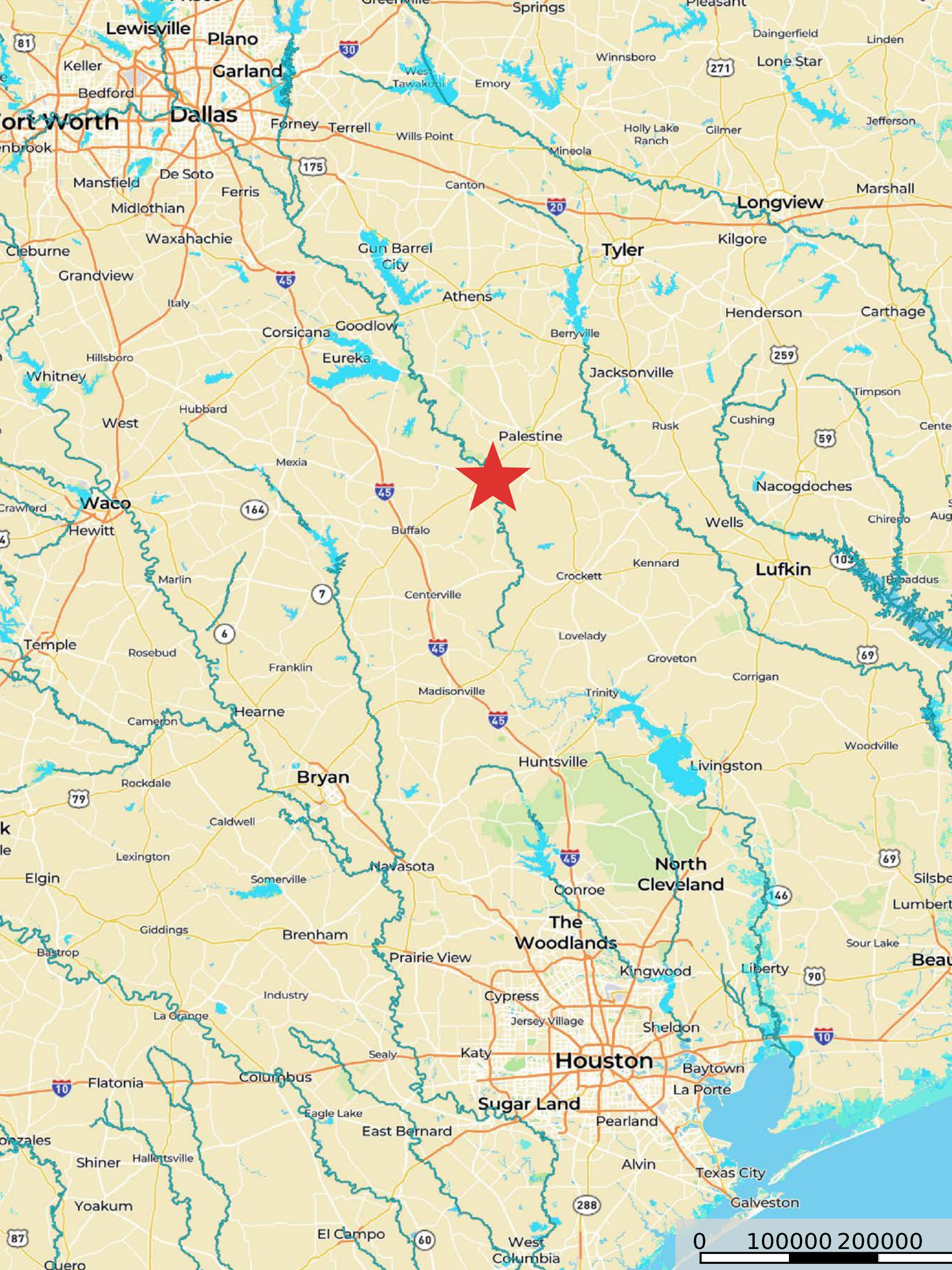


LANDSCAPE



HUNTING & RANCHING







AHRENS RANCH & WILDLIFE
 (432) 386-7477
 WWW.AHRENSRANCHANDWILDLIFE.COM
 PROVIDING PROFESSIONAL HUNTING AND RANCH/WILDLIFE SERVICES

Ahrens Ranch & Wildlife,
 providing Texas landowners
 and potential buyers ranch
 management services, wildlife
 consulting, exotic game
 management, and professional
 commercial hunting.

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 VALLEY MILLS
 (254) 709-9418
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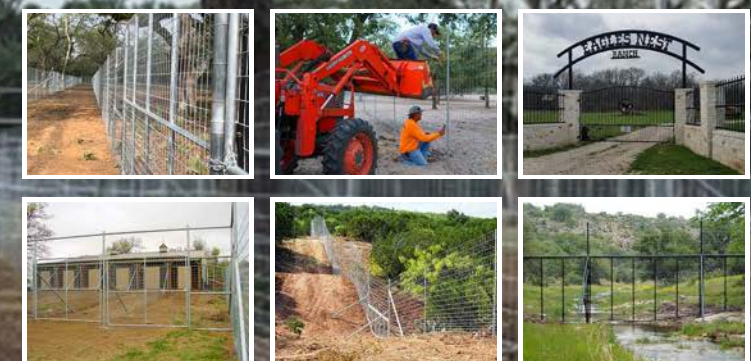
LE FENCE SPECIALIZES IN:

- High Game Fence
- Deer & High Game Fence
- Ranch Entries and Gates
- Water Gap Solutions
- Hog & Predator Control
- Barbed Wire
- Specialty AG Fencing

Land Services: Dozer and Dirt Work, Land Clearing and Mulching, Roads and Trails

Other Farm and Ranch Applications

YOUR FENCE CONTRACTOR FOR TEXAS AND BEYOND.





KEITH RAND

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SCAN FOR CONTACT CARD



TEXASRANCHSALES.COM

830.741.8906

Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

Ranch. financing made simple



Justin Richard
254.230.6306
Shawna Ranley
512.964.8998

WACO OFFICE

NMLS493828 | capitalfarmcredit.com

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