

CHEROKEE RANCH

273± ACRES | GREGG COUNTY, TEXAS



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ESTD **TRS** 2000
TEXAS RANCH SALES
• TEXAS IS OUR BRAND •

CHEROKEE RANCH

273± ACRES | GREGG COUNTY, TEXAS

Cherokee Ranch is a 273± acre multi-use property just outside the city limits of Longview, Texas. The ranch offers well-maintained improvements, abundant water sources, and a mix of improved pastures and mature timber. With its prime location and accessibility, the ranch is well-suited for cattle operations, recreation, or future development. Its proximity to major cities and existing infrastructure makes it a strong investment for those seeking a productive ranch with long-term growth potential.



- LONGVIEW, TEXAS
- 3,000± SQ/FT RANCH-STYLE HOME
- 480± SQ/FT CASITA
- 2-CAR GARAGE, CARPORT, & RV COVER
- 1,600± SQ/FT SHOP, HAY/STORAGE BARN, & CATTLE WORKING PENS
- ROLLING COUNTRYSIDE
- MATURE HARDWOODS & PINE TIMBER
- 180± ACRES OF IMPROVED PASTURE
- 6 STOCK TANKS & WET-WEATHER CREEKS
- 2 WATER WELLS & ELECTRICITY
- GOOD RANCH ROADS & TRAILS
- DEVELOPMENT & INVESTMENT POTENTIAL
- CONVENIENT TO TYLER & DALLAS
- FRONTAGE ON W GEORGE RICHEY ROAD WITH MULTIPLE ACCESS POINTS



SCAN TO VIEW WEBSITE



SCAN TO WATCH VIDEO

RANCH-STYLE HOME





CASITA



THREE-BAY SHOP



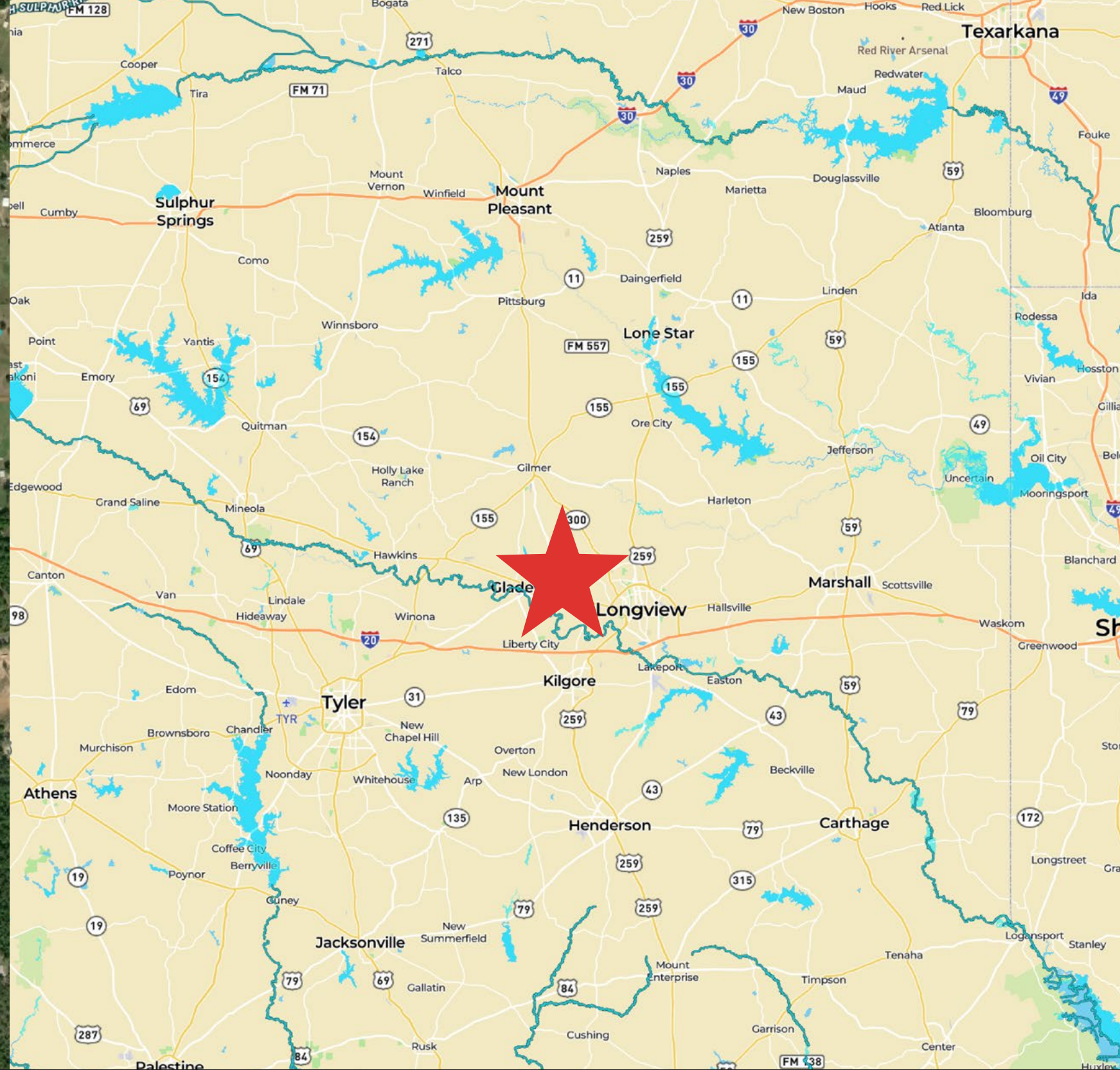
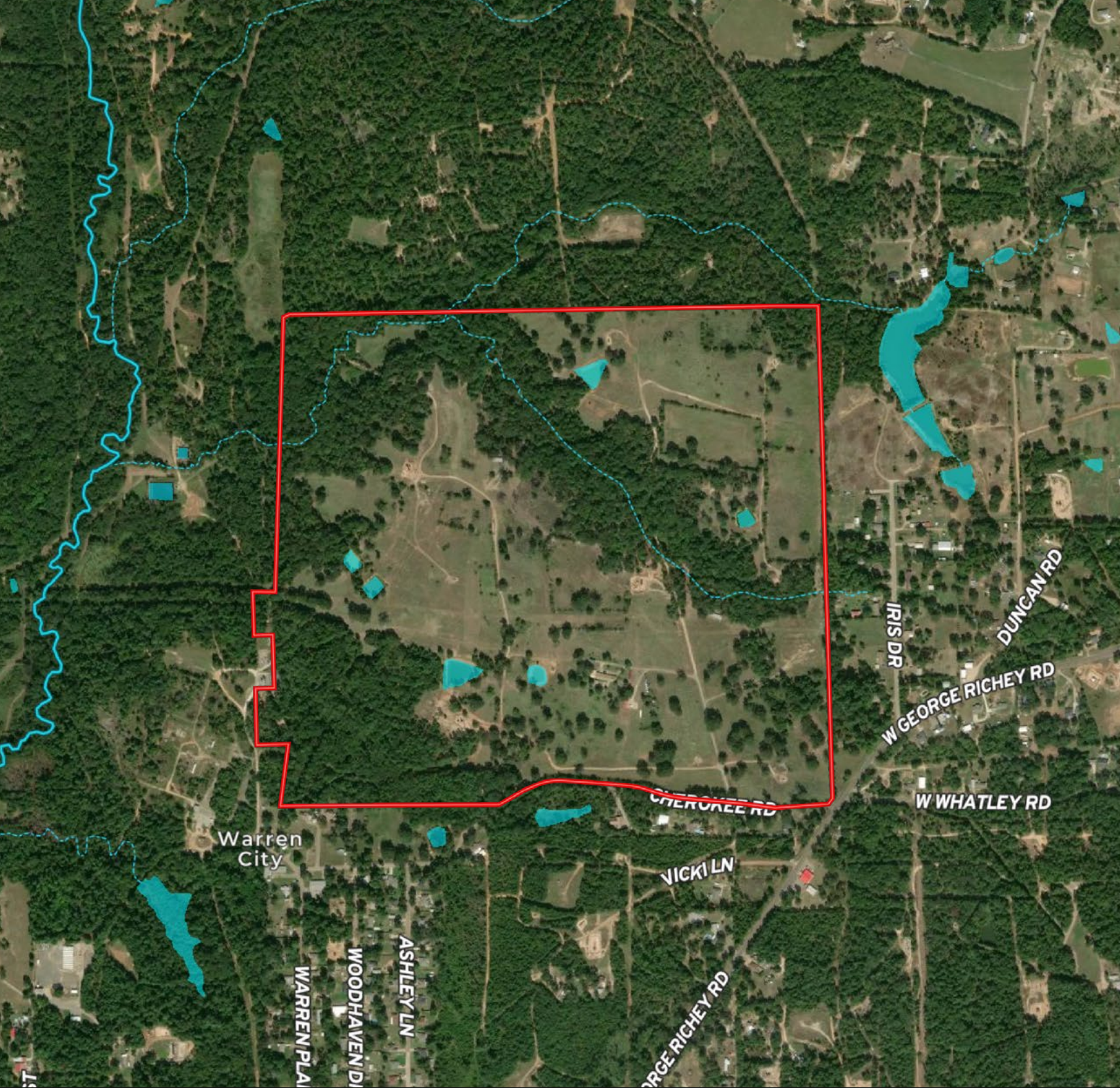
LANDSCAPE





WATER FEATURES





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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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SCAN FOR CONTACT CARD



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.

TEXASRANCHSALES.COM

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brings you *peace of mind.*



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