

KC RANCH

730± ACRES | SHELBY COUNTY




CENTER, TEXAS

TRS
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JESSICA SUGGS

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730± ACRES | SHELBY COUNTY

- **East Texas Setting** – Rolling hills, hardwood timber, and productive bottomland pastures.
- **Water Resources** – Spring-fed creek and five ponds.
- **Grazing Quality** – Excellent soils with natural moisture retention; 2 head per acre.
- **Timber Value** – Mix of oak, pecan, and hickory with potential for selective harvest.
- **Wildlife Habitat** – Whitetail, wild hogs, dove, and waterfowl across mixed cover.
- **Ranch Infrastructure** – Fencing for rotational grazing and multiple pasture divisions.
- **Access** – Frontage on two county roads with solid internal access.
- **Future Potential** – Elevated homesite locations offering panoramic ranch views.



[VIEW ON WEB](#)



Listing Associate

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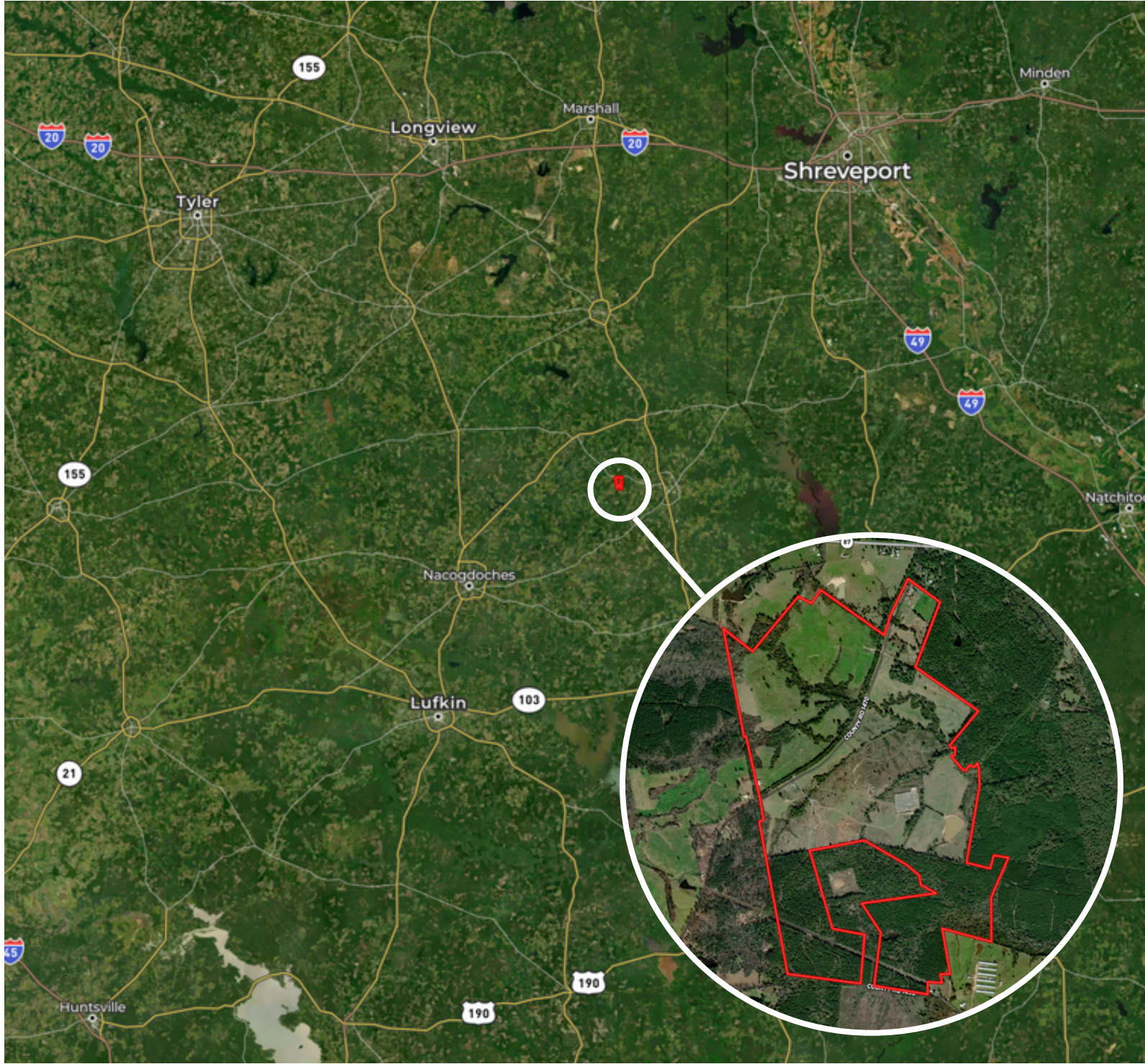
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