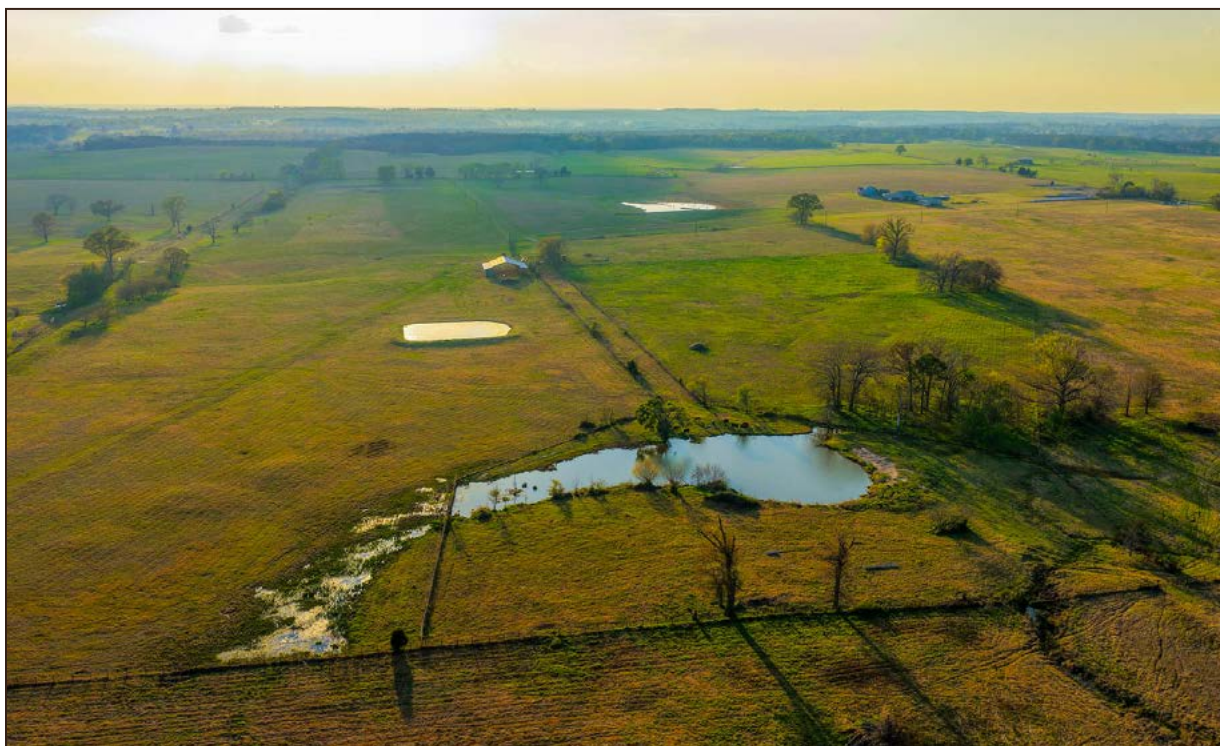




Big Valley Ranch
TROUP, TEXAS





Big Valley Ranch TROUP, TEXAS

\$3,998,000 | 498± ACRES



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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Big Valley Ranch is a well-improved East Texas ranch located near Troup in Cherokee and Rusk Counties, offering a balanced combination of residential improvements, agricultural capability, and recreational use. The property features a custom-built primary residence supported by a comprehensive set of ranch improvements, including a barn, shop, equipment storage, and working cattle facilities. The layout has been designed for efficiency, with cross-fenced pastures and centralized working pens that facilitate livestock handling and rotational grazing. Approximately 300 acres of pastureland, including 160± acres of improved coastal Bermuda hay fields, provide a strong foundation for a productive 150-200 cow-calf operation or similar agricultural enterprise.



Accessibility is a notable attribute, with nearly one mile of combined paved frontage on County Road 4608 and County Road 4606, along with multiple gated entry points. The ranch benefits from its proximity to Troup and Tyler, providing convenient access to regional services, medical facilities, and transportation infrastructure while maintaining the privacy associated with rural East Texas properties. The surrounding area is characterized by large neighboring tracts and established agricultural operations.

In addition to its agricultural function, the ranch supports a range of recreational uses, including hunting and fishing, with ponds, timbered areas, and a natural duck slough along Bowles Creek contributing to habitat diversity. The presence of utilities, water, and new infrastructure further enhances usability. Conveniently located near Troup and Tyler, the ranch combines rural privacy with proximity to an anchor city in East Texas, making it ideal for a homestead, working ranch with hay production, and a minor recreational aspect in a desirable market.



Location

The property is situated near Troup in Cherokee County, Texas, with a portion of the land extending into Rusk County. Primary access is provided via County Road 4608, complemented by additional gated entrances along County Road 4606. The ranch offers nearly one mile of paved road frontage, enhancing year-round accessibility. The main entrance is located off County Road 4608, while secondary access points are positioned near a pipeline right-of-way and meter station along the western boundary.



Troup is within a 10-minute drive and provides basic services, while Tyler, located roughly 30 to 40 minutes from the property, serves as a regional hub offering medical facilities, retail centers, dining, and commercial air service via Tyler Pounds Regional Airport. Rusk County Airport is located approximately 15 miles away, and Dallas/Fort Worth International Airport is roughly 133 miles from the ranch. The surrounding region is defined by rolling pastureland, timber, and established agricultural operations typical of East Texas.

Locale

The ranch is located within a rural agricultural community characterized by long-standing landownership and working ranches. Neighboring properties are primarily large tracts operated by local landowners, and the current ownership reports strong familiarity and positive relationships with surrounding neighbors.

Nearby Troup and Tyler provide the cultural and economic framework for the area. Troup offers essential services, schools, and local businesses, while Tyler functions as a larger regional center with hospitals, expanded retail, entertainment, and community events. The locale reflects a traditional East Texas setting with a stable agricultural base and accessible urban support.

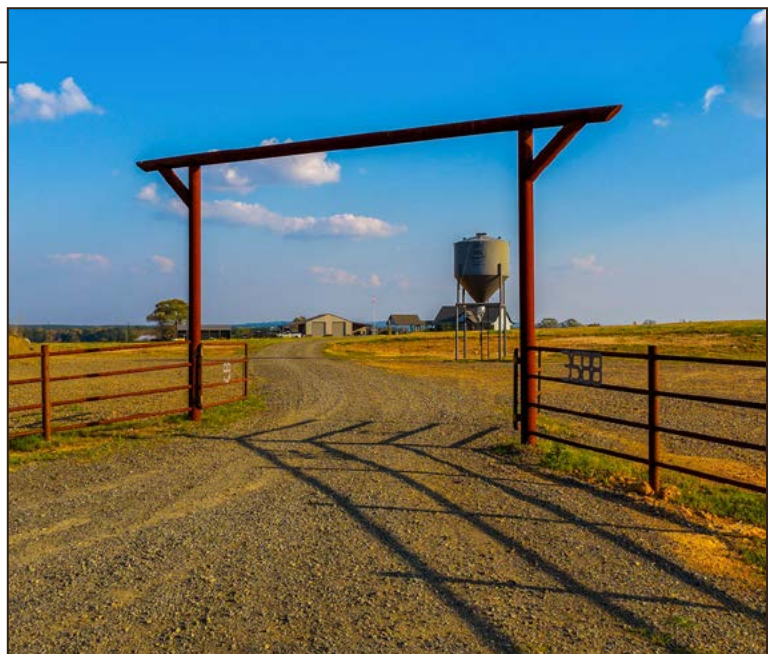




General Description

Big Valley Ranch presents a traditional East Texas landscape consisting of fenced pastureland, scattered trees, and denser timber concentrated along Bowles Creek. The ranch is accessed through multiple gated entrances that lead into a centralized headquarters area containing the primary residence and supporting improvements.

The operational layout is designed for efficiency, with all pastures feeding into a central set of working pens. Improvements are strategically positioned to allow convenient movement between grazing areas and handling facilities. The residence is located near the center of the property, providing oversight of the main operational area. Pipe-constructed working pens enable effective livestock management, allowing movement between pastures with minimal labor.



Acreage and Breakdown

The ranch comprises 300± acres of open pastureland with scattered trees. Of this total, 160± acres are improved pasture planted in coastal Bermuda grass and utilized for hay production. The remaining acreage consists of native pasture transitioning into timbered areas along Bowles Creek.





Improvements

The improvements at Big Valley Ranch are comprehensive and support both residential living and agricultural operations. The primary residence is a single-level home offering 2,475± square feet of heated and cooled living space, with three bedrooms, two and a half bathrooms, along with a central living area. The home is equipped with a split HVAC system, approximately three years old, and a gas tankless water heater of similar age. Appliances include a refrigerator, freezer, washer, dryer, microwave, vent hood, stove, and range, with gas service supporting the range, fireplace, and water heater. The residence is positioned to integrate with the surrounding improvements and offers direct access to the operational core of the ranch.





Adjacent to the residence is a 40'x60' steel shop building, heated and cooled by mini-split systems. The structure features 20-foot lean-tos on both sides, providing additional covered storage. A finished bar or recreational space within the shop features a glass garage door that opens toward the pool area, creating a functional transition between work and leisure spaces. The barn encompasses 4,200± square feet and includes an 8'x12' shipping container utilized as a tack room. This structure supports livestock shelter, hay storage, and equipment needs. Additional improvements include a 20'x40' wood-framed equipment shed and a set of pipe-constructed working pens designed to handle 100 to 200 head of cattle. An overhead feed bin with a 30-ton capacity further supports feeding operations.

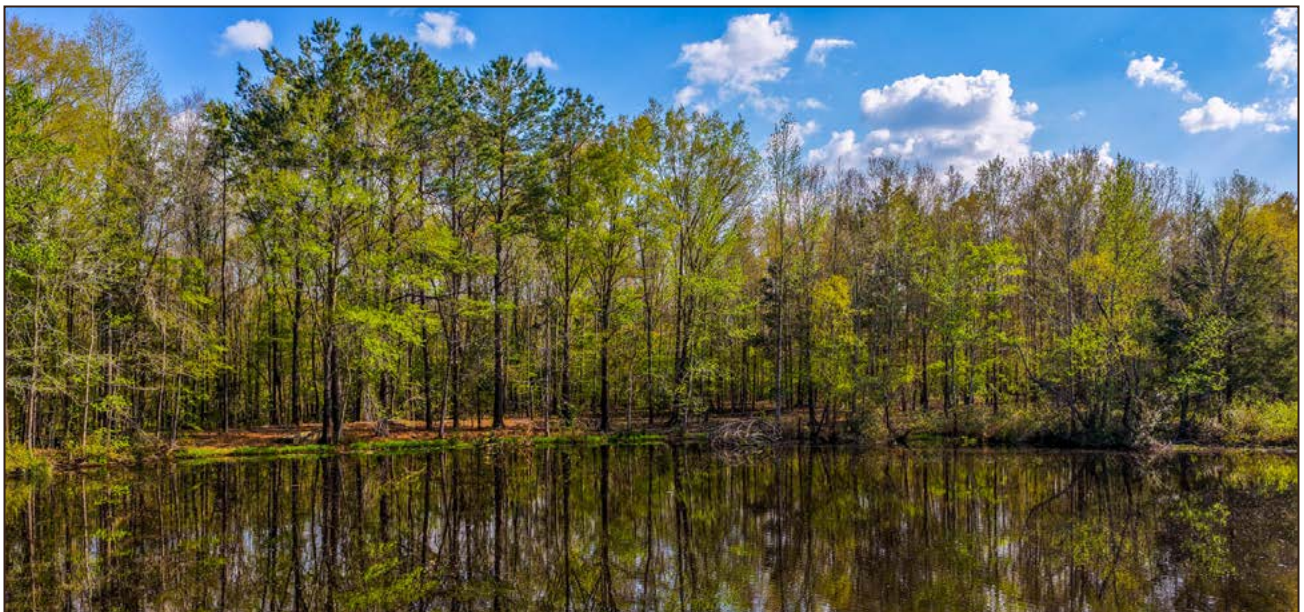
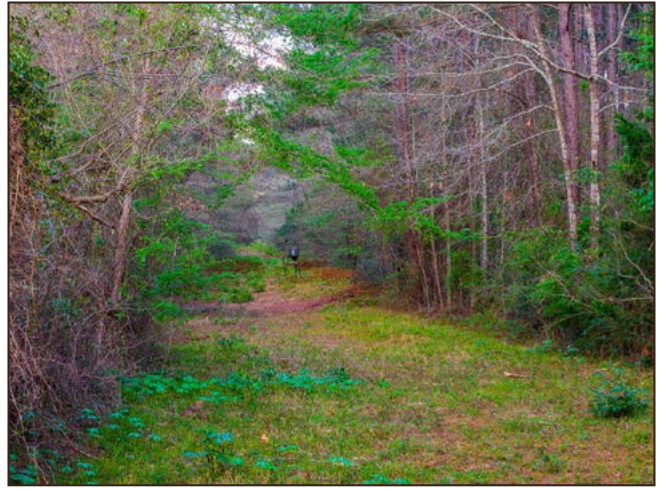


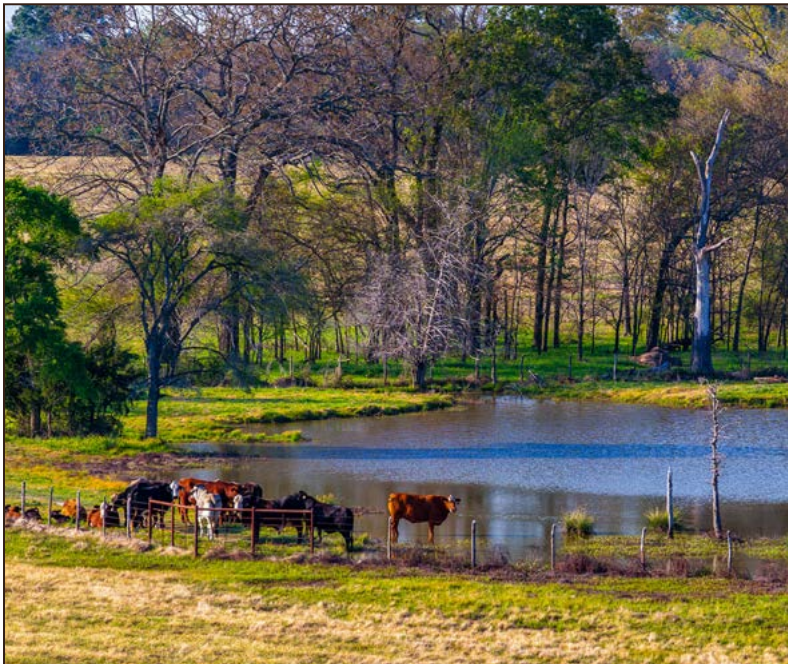
Fencing infrastructure includes a fully fenced perimeter and multiple cross-fences dividing the ranch into manageable pastures. This configuration supports rotational grazing and efficient livestock management. Collectively, the improvements create a turnkey operation capable of supporting ongoing agricultural use while also providing a comfortable residential environment.



Climate

The property lies within the humid subtropical climate zone of East Texas, characterized by warm summers and mild winters. Annual rainfall typically ranges from 45 to 50 inches, supporting productive pasture growth and vegetation. Summer temperatures generally fall within the 80 to 90-degree range, while winters remain mild with occasional cooler periods. The extended growing season is well-suited for grazing and hay production.





General Operations

The ranch is currently operated as a homestead and cow-calf operation supporting approximately 150 to 200 head of cattle. Existing infrastructure, including improved pastures, barns, working pens, and equipment storage, supports continued livestock production or alternative agricultural uses.

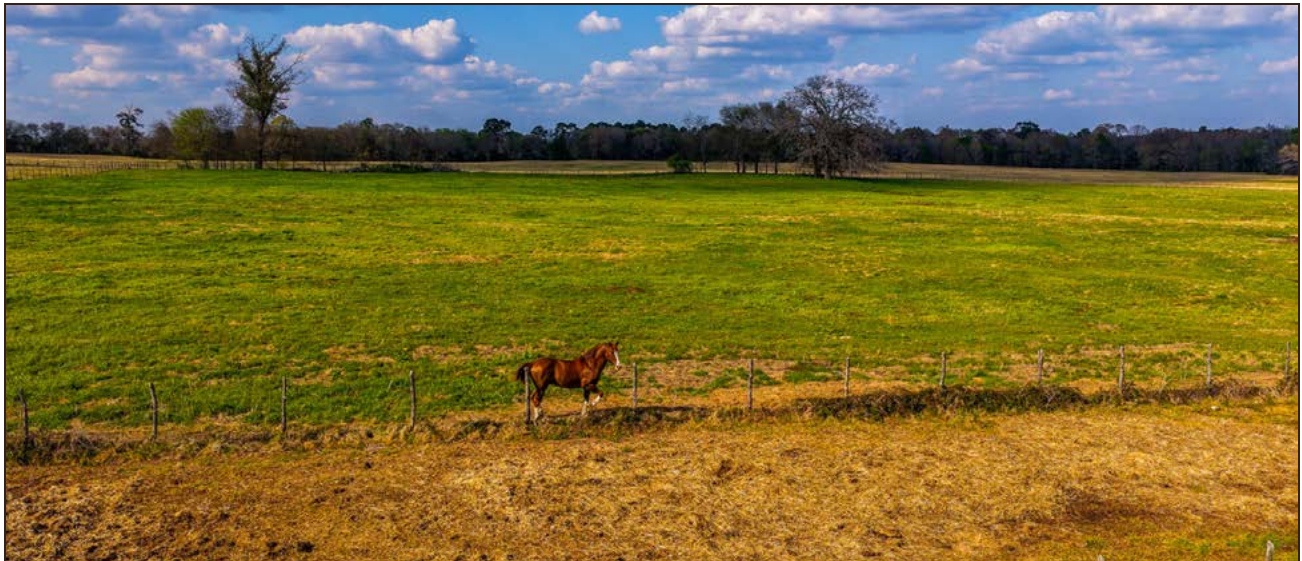
Water Resources

Water resources include two water wells that supply both residential and agricultural needs. The property is also equipped with septic infrastructure and electric utilities distributed across multiple locations, supporting ranch operations.



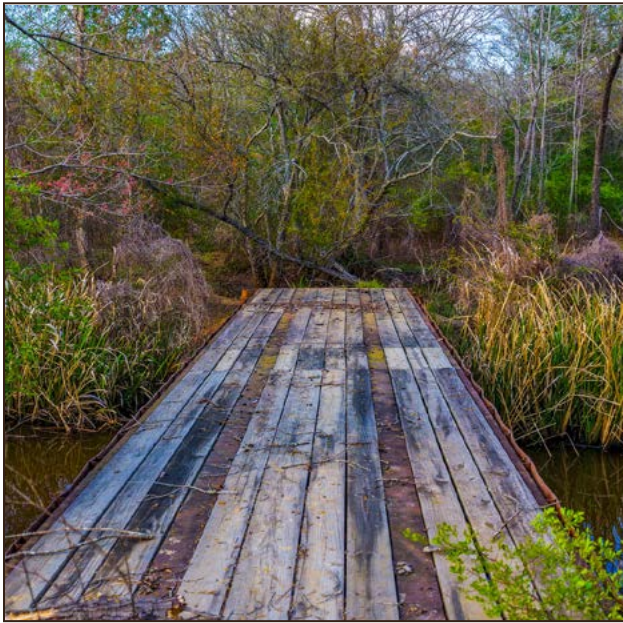
Wildlife Resources

The ranch supports typical East Texas wildlife, including white-tailed deer, wild hogs, alligators, small game, and various bird species. The combination of pasture, timber, and water features creates a diverse habitat suitable for wildlife viewing and hunting.



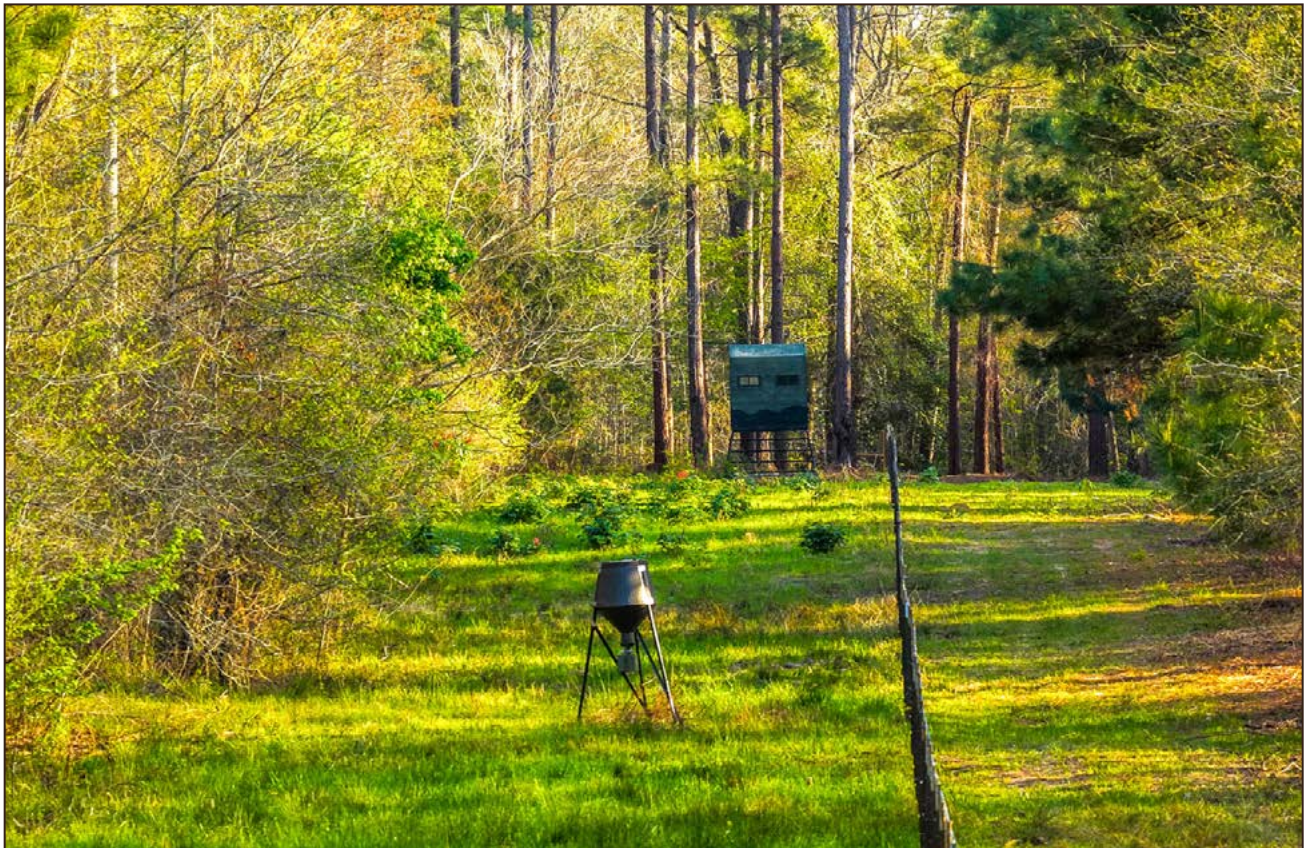
Fishery Resources

The property includes several ponds, highlighted by the newest and largest pond, located behind the residence and encompassing approximately five acres when full. Additional locations across the ranch offer potential for future pond development.



Recreational Considerations

Recreational uses include duck hunting within natural sloughs and flooded timber along Bowles Creek, deer hunting in adjacent wooded areas with relatively low pressure from large neighboring properties, and seasonal dove hunting. The ranch also supports wild hog and alligator hunting. Nearby Lake Striker provides additional opportunities for fishing, boating, and other water-based activities.



History

Historically, the property has been utilized as a rural agricultural operation supporting a cow-calf program of approximately 150 to 200 head. Hay production and rotational grazing practices have been consistently implemented, and the improvements reflect long-term use focused on livestock and agricultural productivity.



Taxes

Annual property taxes for 2025 were approximately \$8,300.



Water Rights

Water rights associated with the property are expected to convey with the sale, subject to applicable state and local regulations.

Mineral Rights

Mineral rights are subject to seller ownership and should be confirmed through title review. The seller intends to make no reservations.



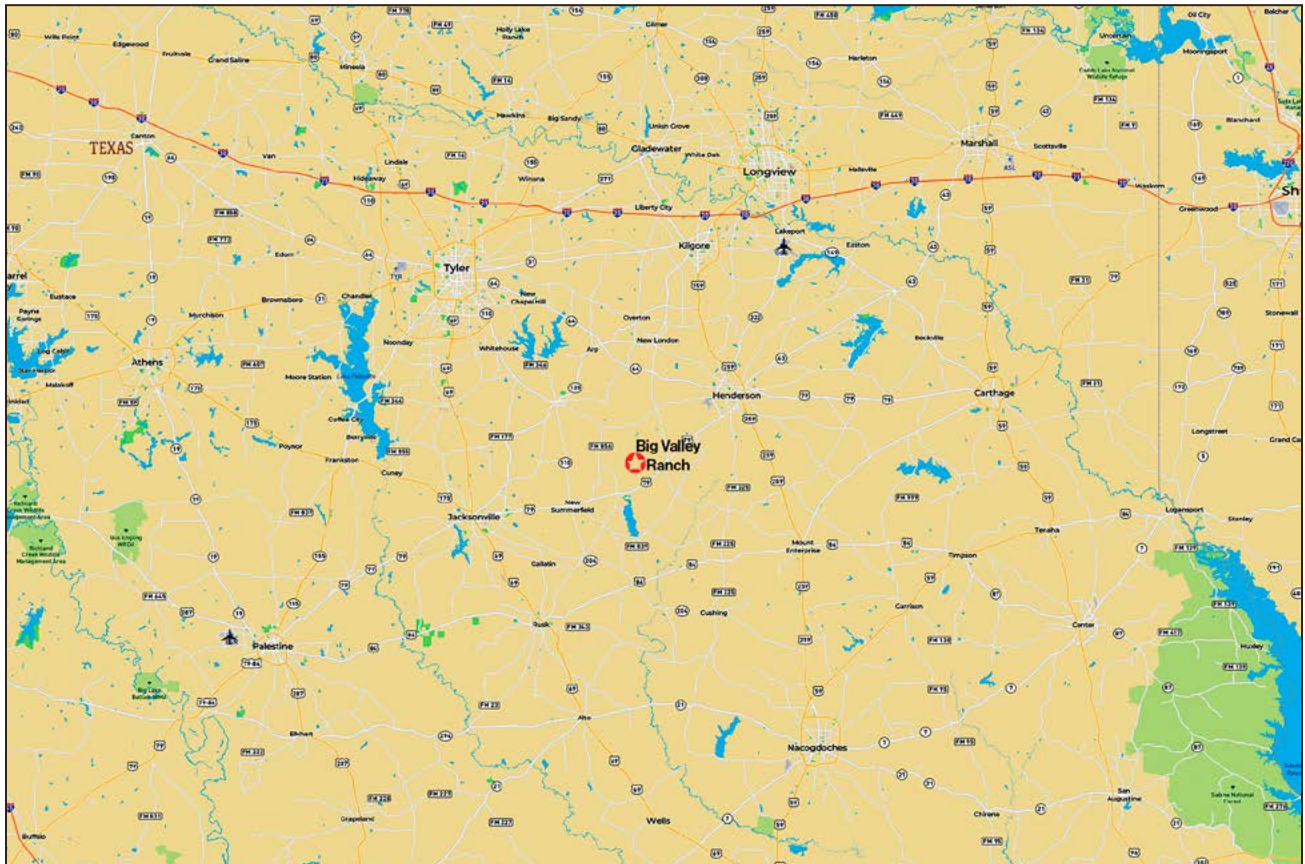
Additional Information

Utilities on the property include two water wells, electric service provided by Cherokee County Electric Cooperative, internet and Wi-Fi availability, a septic system, and a buried 500-gallon propane tank. There is no active oil or gas production or lease currently affecting the property. A month-to-month pasture lease is in place on a portion of the ranch and may be terminated prior to closing and funding. A recent timber evaluation estimated a value of approximately \$700 per acre for selective harvesting within the timbered areas.



Broker's Comments

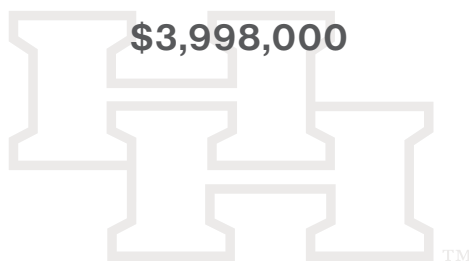
Big Valley Ranch represents a well-equipped East Texas property that integrates residential comfort with practical agricultural infrastructure. The modern residence, constructed in 2024, is complemented by a full suite of operational improvements, including a large shop, barn, equipment storage, and efficient working pens. The property's layout, fencing, and water resources support continued livestock production while also offering recreational appeal. Its proximity to Tyler and regional transportation hubs enhances accessibility without compromising the rural setting. The ranch is suitable for a variety of ownership objectives, including a working cattle operation, recreational holding, or long-term rural residence.



Click on map above for link to Land id™ map of property.

Price

\$3,998,000



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Broker Firm Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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TROUP, TEXAS

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TROUP, TEXAS

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