



Huntsville 50 Ranch | Huntsville, Texas | \$1,375,000



Executive Summary

Huntsville 50 Ranch is a rare 50±-acre turnkey equestrian property located just six miles from Huntsville in Walker County. With paved Farm-to-Market 980 frontage and gated all-weather access, the ranch offers an increasingly scarce combination of functional improvements, operational efficiency, and near-town convenience.

Positioned approximately ten minutes from Sam Houston State University, the ranch benefits from a consistent demand corridor driven by collegiate rodeo and equestrian programs. The existing infrastructure provides a ready-made platform for private equestrian use, rodeo training, or income-producing tenant opportunities.

The property features gently rolling, well-maintained pastures, three ponds, and seasonal frontage along Baldwin Creek, providing natural water resources, wildlife habitat, and scenic appeal. Native whitetail deer and open grazing areas enhance both recreation and long-term land stewardship.

Equestrian improvements include a team roping and barrel racing arena, three loafing sheds with adjoining turn-out pastures, run-in stalls, and an equipment shed. The improvements allow for immediate use with minimal additional capital expenditure. The country home offers three bedrooms, two and one-half baths, and a flexible bonus room suitable for additional sleeping quarters or office space. Public water and septic service support dependable long-term operation.

Huntsville 50 Ranch represents a compelling blend of lifestyle, functionality, and strategic positioning — a near-town ranch asset capable of supporting equestrian operations, collegiate-driven demand, recreational enjoyment, and long-term investment resilience in one of East Texas's most stable growth corridors.



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Just The Facts

- Approximately six miles from Huntsville
- Paved FM 980 frontage
- Gated, chip-sealed all-weather access
- Grazing, usable pastures
- Three ponds
- Seasonal Baldwin Creek frontage
- Native whitetail deer
- Team roping and barrel racing arena
- Three loafing sheds with adjoining turnouts
- Nine run-in stalls
- Equipment shed
- 2,323± square foot home, three bedrooms, two and a half baths
- Public water and septic system
- Approximately ten minutes to Sam Houston State University





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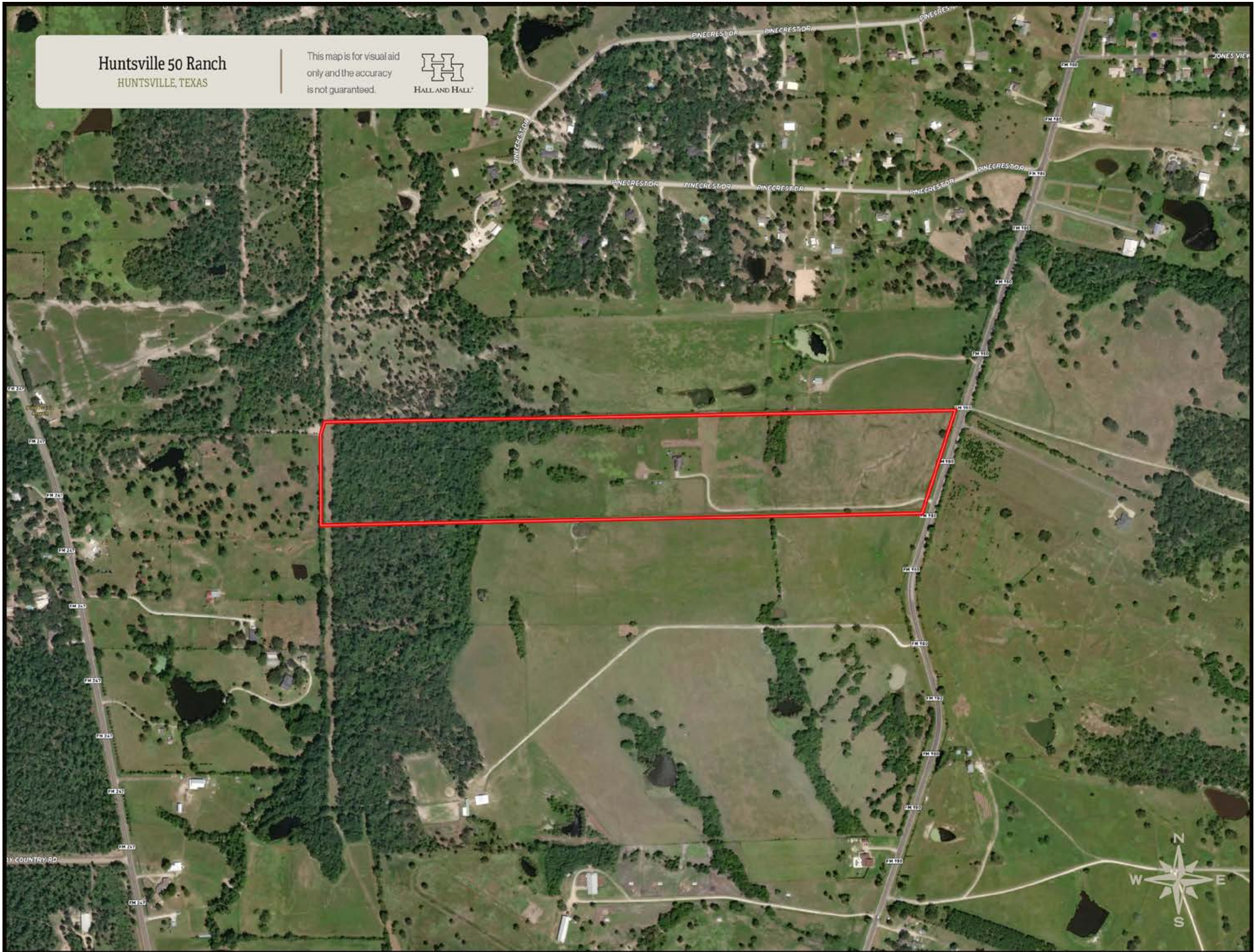
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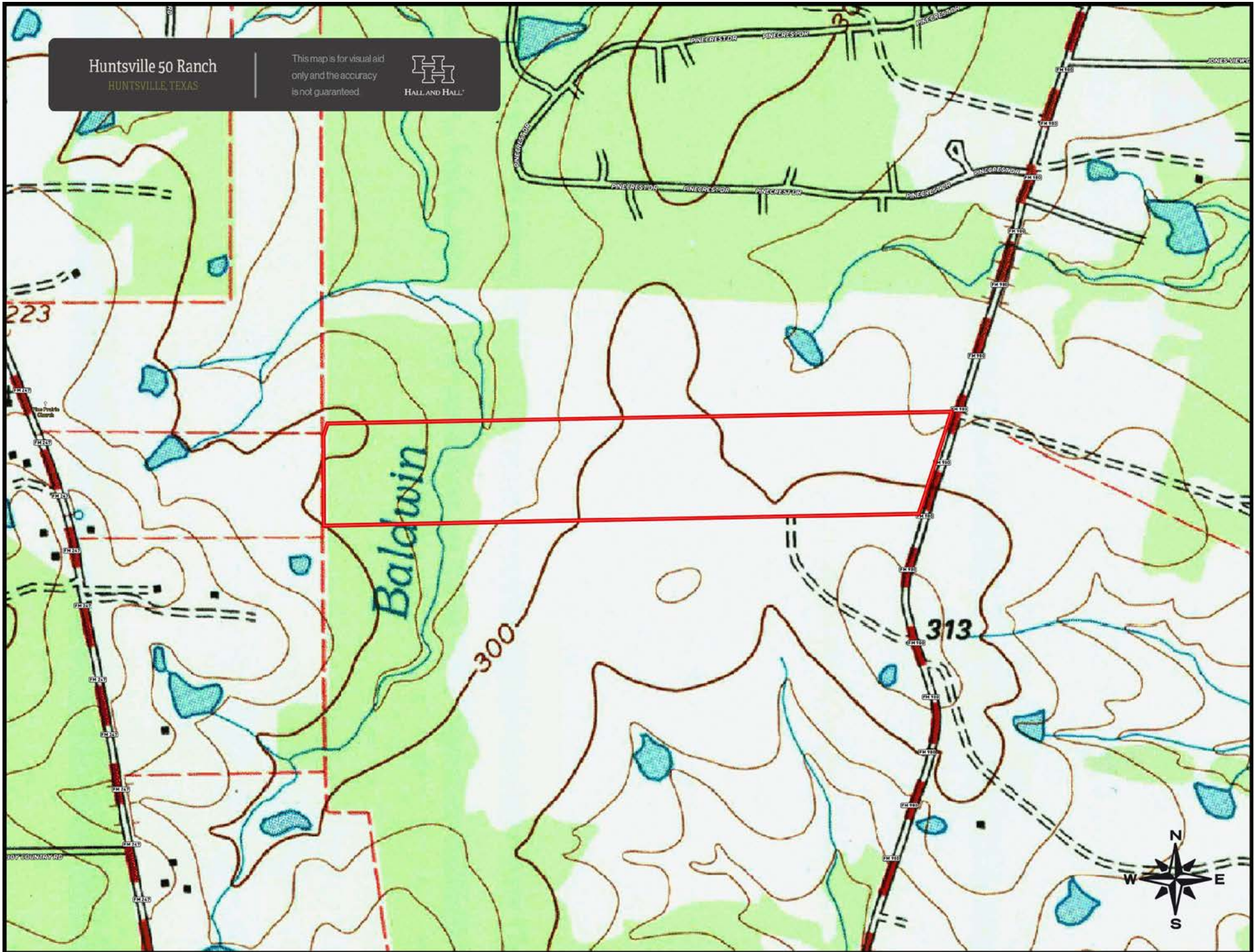
Huntsville 50 Ranch
HUNTSVILLE, TEXAS

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HUNTSVILLE, TEXAS

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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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Buyer/Tenant/Seller/Landlord Initials

Date