TEXAS MOMENTUM

COLDWELL BANKER COMMERCIAL



EAST TEXAS PINEY WOODS · SMITH COUNTY, TEXAS

East Texas Trophy Ranch

240.37 Acres

Trophy whitetail and waterfowl, a spring-fed trophy bass lake, and an elevated homesite in the rolling timber, just nine miles east of Tyler.

4.5± ac	4	0.43 mi	±9 mi
SPRING-FED BASS LAKE	ATASCOSA TROPHY BLINDS	PAVED HWY 64 FRONTAGE	TO TYLER

OFFERED AT $3,900,000 · $16,225 PER ACRE

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TEXAS MOMENTUM TEAM · COLDWELL BANKER COMMERCIAL



THE OPPORTUNITY

A Trophy Ranch, Minutes from Tyler

East Texas Trophy Ranch is 240.37 acres of rolling, heavily timbered East Texas Piney Woods, located approximately 9 miles east of Tyler with 0.43± miles of paved frontage on State Highway 64. Massive pines and hardwoods, manicured driving trails, and cleared hunting pockets make the ranch as beautiful to drive as it is productive to hunt. Once through the gate, the highway falls away: inside the ranch it is remarkably quiet and tranquil.

At its heart is a 4.5± acre, spring-fed lake professionally managed for trophy bass, overlooked by an elevated homesite with views across the water and pasture. Four high-class Atascosa tower blinds, a year-round protein program, and trophy whitetail genetics make this a turnkey recreational ranch, with the frontage, utilities, and location to support future residential development.

HIGHLIGHTS

- Trophy whitetail genetics, with bucks historically scoring in the 160s
- World-class deer and waterfowl hunting, plus hogs, coyote, and bobcat
- 15± acre hay pasture cut annually; agricultural valuation in place
- Perfectly set up for a high fence if the buyer desires
- Quiet and tranquil inside the gate, despite highway frontage
- Like-new tractor and Can-Am available separately

AT A GLANCE

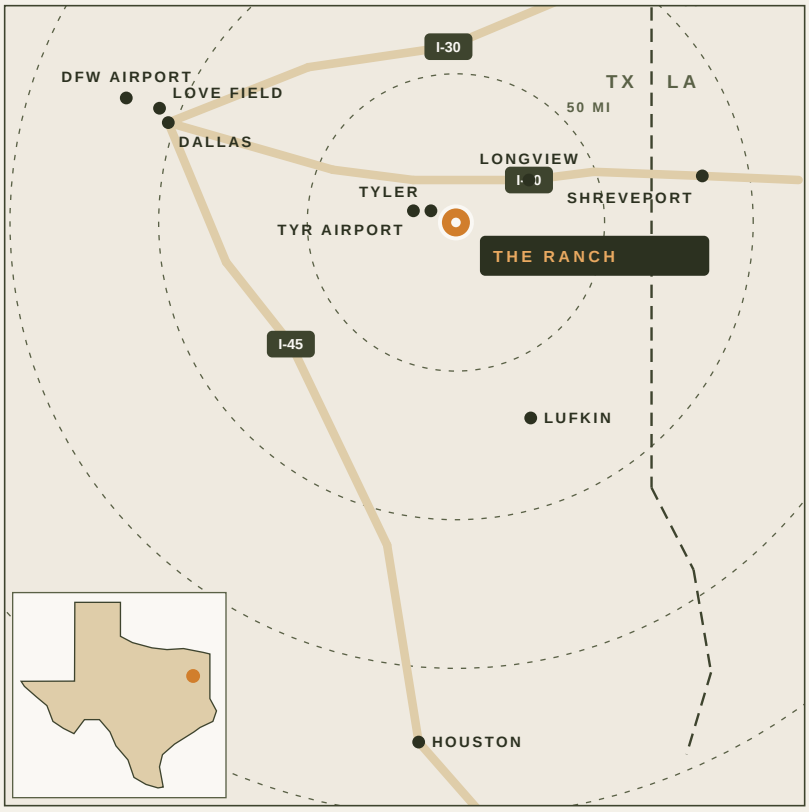
240.37 TOTAL ACRES	*$3,900,000* LIST PRICE
$16,225 PER ACRE	*0.43± mi* HWY 64 FRONTAGE
4.5± ac LAKE · 14 FT DEEP	*4* ATASCOSA BLINDS
±9 mi TO TYLER	*75%+* PINE & HARDWOOD

LOCATION & ACCESS

Private Country. City Close.

Located in the rolling, wooded countryside of East Texas, approximately 9 miles east of Tyler in Smith County. The property offers a private rural setting with convenient access to Tyler's shopping, dining, medical facilities, and other amenities.

Access: 0.43± miles of paved frontage on State Highway 64 East with two gated metal entrances.
Address: 15278 State Highway 64 East, Smith County, Texas
School District: Chapel Hill ISD



APPROXIMATE DRIVE TIMES

From the Front Gate

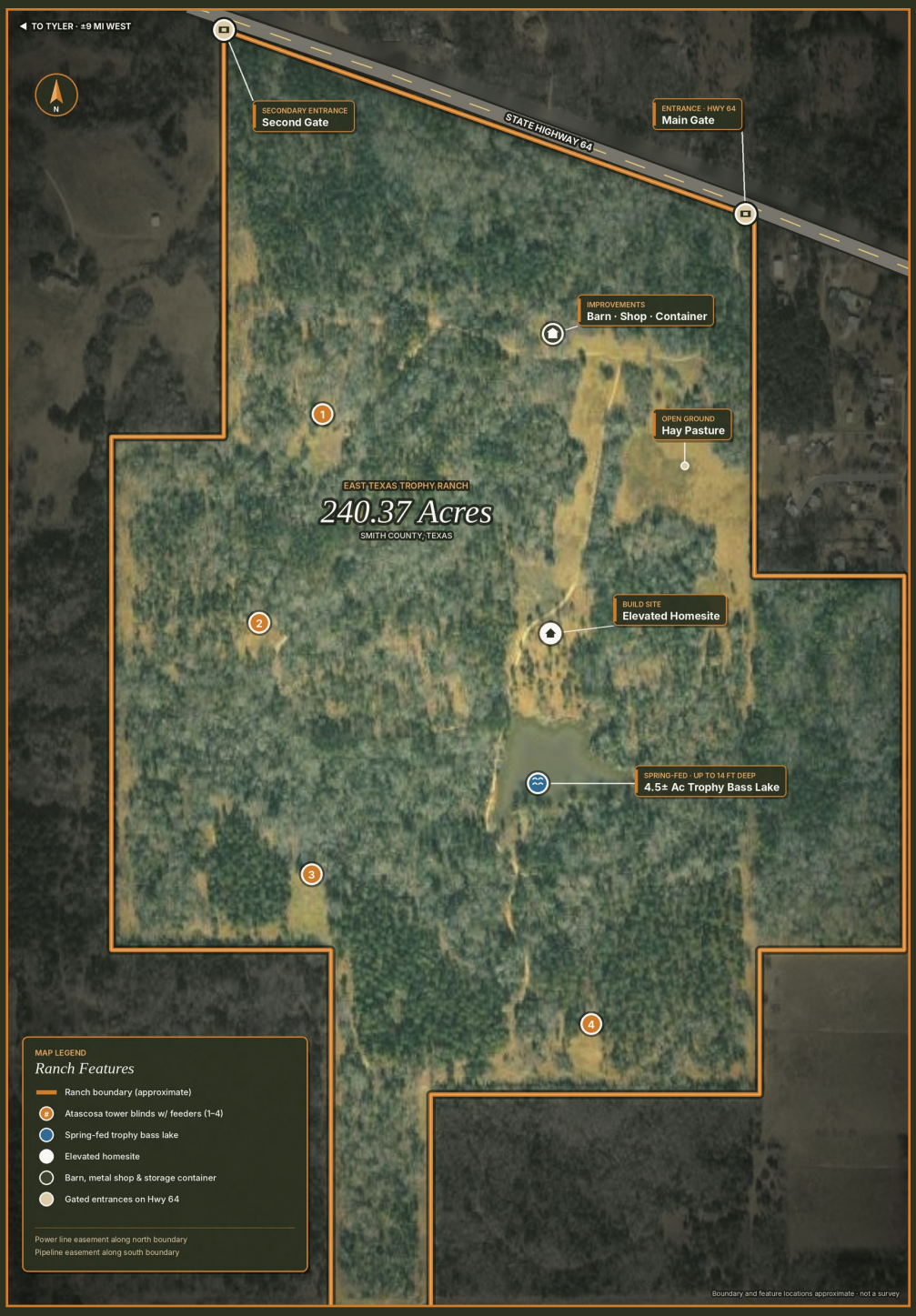
Downtown Tyler ±10 mi	*15 min*
Tyler Pounds Regional (TYR) ±18 mi	*25 min*
Shreveport, LA ±95 mi	*1 hr 30 min*
Downtown Dallas ±115 mi	*1 hr 45 min*
Dallas Love Field (DAL) ±120 mi	*1 hr 55 min*
DFW International (DFW) ±135 mi	*2 hr 5 min*
Downtown Houston ±200 mi	*3 hr 15 min*



Looking west toward Tyler



Main gated entrance on State Highway 64



THE TRACT

240.37 Acres

One contiguous tract with paved highway access, two gated entrances, and a trail network reaching every corner.

FRONTAGE

0.43± mi (±2,270 ft) paved, State Highway 64

ENTRANCES

Two gated metal entrances

TERRAIN

Rolling hills with ±100 ft of elevation change

COVER

75%+ mixed pine & hardwood

WATER

4.5± ac spring-fed lake, up to 14 ft deep

UTILITIES

Electric and rural/city water line at the road

FENCING

Partially fenced; high-fence ready

EASEMENTS

Power line along north boundary; pipeline along south boundary

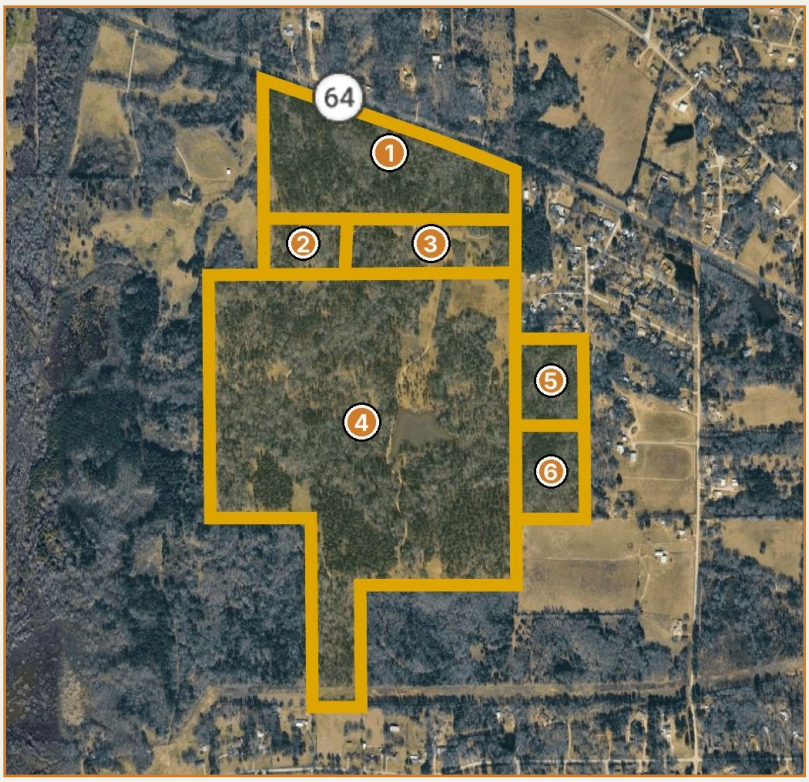
LAND COMPOSITION

Timber, trails & hunting plots 220.87± ac (92%) · Hay pasture 15± ac (6%) · Spring-fed lake 4.5± ac (1.9%)

Acreage breakdown approximate. Open hunting plots are included within the timber figure.

PARCELS & LEGAL

Six Parcels, One Ranch



Imagery ©2026 Google, Airbus, Maxar Technologies. Parcel lines from Smith County GIS; approximate.

The ranch is assembled from six contiguous Smith County tax parcels totaling 240.37 acres (10,470,517 sq ft) per county records, with frontage on State Highway 64 East.

COMBINED AREA
240.37 acres

TAX PARCELS
Six (see schedule)

COUNTY
Smith County, Texas

SCHOOL DISTRICT
Chapel Hill ISD

CHAPEL HILL ISD RATE
$1.0729 per $100 (2026–27)

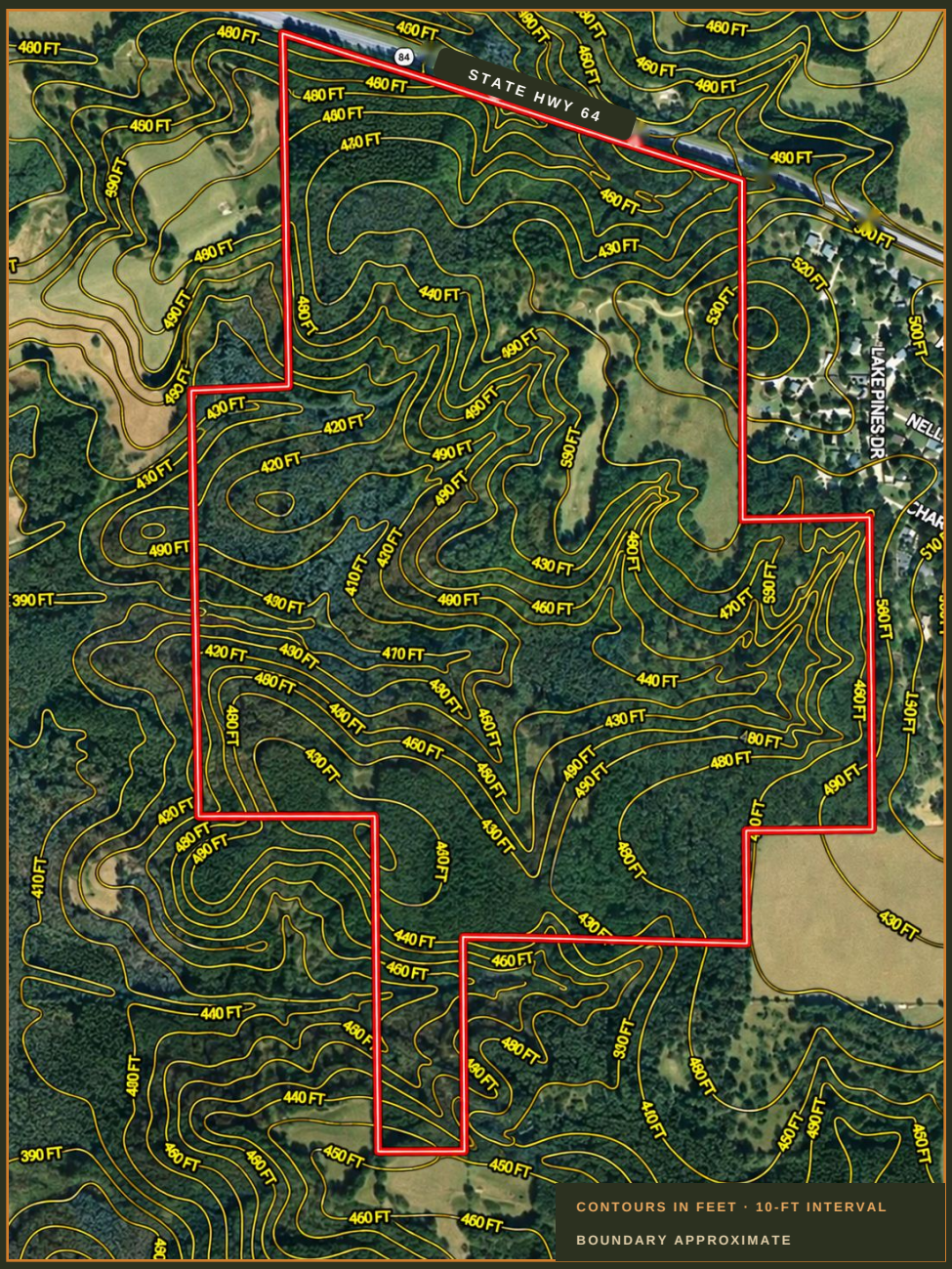
AG VALUATION
In place

SITE ADDRESS
15278 State Highway 64 East

PARCEL SCHEDULE

#	APN	ABSTRACT / LEGAL DESCRIPTION	ACRES
1	**R020526**	A0974 D. Thomason, Tract 1A (pt. 219.870 ac; see A-865 Tr 1) · 15278 State Hwy 64	**40.02**
2	**R016921**	A0277 J. Craft, Tract 2 (pt. 219.870 ac; see A-872 Tr 1)	**8.05**
3	**R019906**	A0865 G. Smith, Tract 1 (pt. 219.870 ac; see A-277 Tr 2)	**19.00**
4	**R020267**	A0872 A. Stevens, Tracts 1, 2, 3A (pt. 219.870 ac; see A-974 Tr 1A)	**152.80**
5	**R015243**	A0028 W. Adams, Tract 11B.3	**9.50**
6	**R015241**	A0028 W. Adams, Tract 11B.1	**11.00**
	TOTAL · 6 PARCELS		**240.37**

Parcel data from Smith County public records (county data as of May 15, 2026). Parcel numbering on the map is approximate and for reference. Boundaries are derived from county GIS, are not a survey, and must be verified by a licensed surveyor. School district per U.S. Census Bureau boundary data; tax rate per Chapel Hill ISD (adopted for 2026–27).



TOPOGRAPHY

Rolling Terrain, Mapped

The contours tell the story: ridges, draws, and wooded ravines run across the ranch, rising from roughly 410 feet in the lowest drainages to about 530 feet on the high ground along the east side.

530± ft
HIGH GROUND

410± ft
LOWEST DRAINAGE

100+ ft
ELEVATION CHANGE

That relief gives the homesite its elevated views, creates natural travel corridors and bedding cover for wildlife, and carries the lake's spillway into the ravines below.



Hardwoods along a wooded ravine



Rolling, timbered country to the horizon



THE LAND

Rolling Hills & Massive Timber

The ranch rises and falls across rolling East Texas hills under a mature canopy of towering pines and massive hardwoods, broken by sunlit pastures and cleared hunting pockets. Roughly three-quarters of the ranch is timbered, giving the property privacy, cover, and the classic Piney Woods character buyers look for.

A network of manicured driving trails, part gravel road and part mowed lane, winds through the timber and ties together the pastures, the lake, the homesite, and the cleared plot at every blind, and the trails are wide enough for full-size trucks as well as side-by-sides.

> *"As beautiful to drive as it is productive to hunt."*

Manicured trails · Massive pines & hardwoods · Rolling terrain · Cleared hunting pockets



Trails through the timber, from above



Oak-framed lane along the pasture



Gravel road through the pines



THE LAKE

A Spring-Fed Trophy Bass Lake

4.5±
SURFACE ACRES

14 ft
DEEP, EVEN IN DROUGHT

2
SOLAR AERATORS

Annual
BAIT-FISH STOCKING

Fed by natural springs, the lake has been professionally managed for trophy bass, with pellet feeders, annual bait-fish stocking, and two solar-powered aerators that keep the water oxygenated. It reaches up to 14 feet deep, even with recent drought holding it about two feet below its normal level, and overflows through a spillway into the natural ravines below. The seller has cleared the banks all the way around, so the lake can be fished from every corner.

MANAGEMENT PROGRAM

- Spring-fed
- Professionally managed for trophy bass
- Pellet feeders
- Stocked annually with bait fish
- Two solar-powered aerators
- Banks cleared: fish from every corner
- Spillway into natural ravines



The lake from directly above



Wide view across the water



Shoreline and cove



THE HOMESITE

Build Above the Water

An elevated homesite sits on the rise above the lake, on an open, park-like slope shaded by tall pines, with sweeping views across the water and the pasture below. It is the natural place for a main home, lake house, or weekend retreat.

Ready for a home. With the homesite, lake, utilities at the road, and the shop, barn, and storage already in place, a buyer can enjoy the ranch from day one and build on their own timeline.

QUIET BY NATURE

Highway access outside. Pure tranquility inside.

Mature timber along the perimeter screens the ranch from the road. Once through the gate, the highway falls away, and the ranch is remarkably quiet, peaceful, and soothing.



The view from the homesite



Tall pines framing the lake



Looking up the hill from the lake

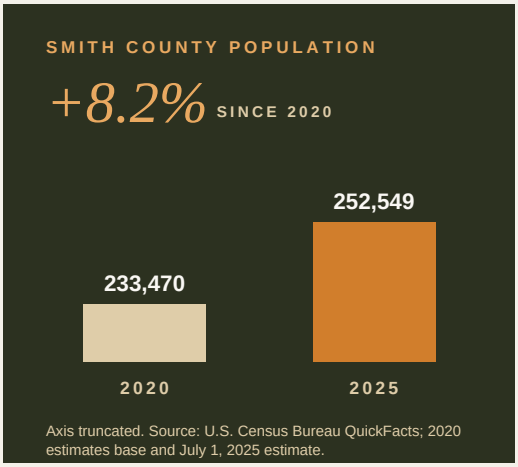


DEVELOPMENT POTENTIAL

Positioned for Tyler's Growth

Smith County is growing. Its population rose 8.2% from 2020 to 2025, to an estimated 252,549 residents. East Texas Trophy Ranch pairs that growth with the fundamentals residential development depends on: paved highway frontage, utilities at the road, and a location nine miles from Tyler's shopping, dining, and medical facilities.

A buyer can enjoy it as a private recreational ranch today and hold it for the future, with the flexibility for a family compound, estate homesites, or a larger residential plan, all set around the lake, the timber, and the rolling terrain that make the ranch special.



Axis truncated. Source: U.S. Census Bureau QuickFacts; 2020 estimates base and July 1, 2025 estimate.

0.43± mi	*At road*	*±9 mi*	*240.37*
PAVED HWY 64 FRONTAGE	ELECTRIC & WATER LINE	TO DOWNTOWN TYLER	CONTIGUOUS ACRES



Paved frontage along State Highway 64



Timber from the highway back to the pasture

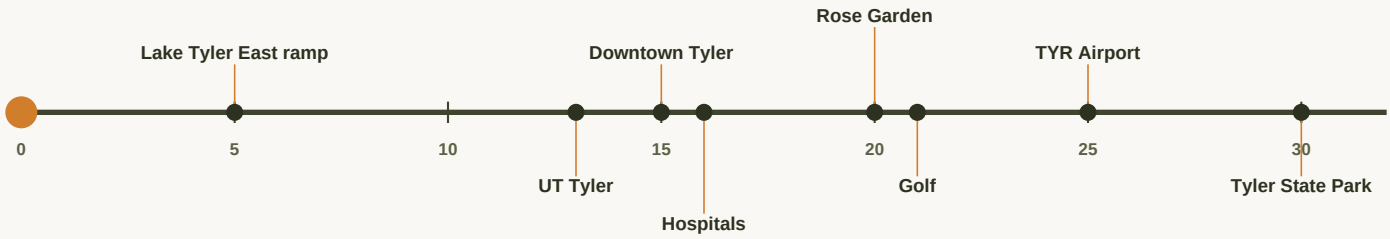
Development potential is for illustration only. Buyer to verify subdivision, platting, utility capacity, and all other requirements with Smith County and applicable authorities.

AREA AMENITIES

The Best of Tyler, Minutes Away

Behind the gate, the ranch is quiet timber and water. Down the road, the Rose City delivers lakes, regional medical care, universities, golf, and commercial air service, most of it within twenty minutes.

APPROXIMATE MINUTES FROM THE FRONT GATE



LAKES & BOATING — 5–15 MIN

Lake Tyler & Lake Tyler East

Roughly 2,400 and 2,500 acres of city-owned water with free public boat ramps. The State Highway 64 ramp on Lake Tyler East is about 3 miles east of the gate.

MEDICAL — ±15 MIN

Regional Medical Centers

UT Health Tyler and CHRISTUS Mother Frances Hospital – Tyler anchor one of the largest medical communities in East Texas.

AIR TRAVEL — ±25 MIN

Tyler Pounds Regional (TYR)

Daily American Eagle jet service to DFW, connecting to destinations worldwide.

EDUCATION — ±13–15 MIN

Universities & Schools

The ranch is in Chapel Hill ISD. UT Tyler, a doctoral research university, enrolled a record 11,600+ students in fall 2025; Tyler Junior College is nearby.

GOLF & CLUBS — ±20 MIN

Hollytree & Willow Brook

Two private 18-hole country clubs, designed by Bruce Devlin and Joe Finger.

THE ROSE CITY — 15–20 MIN

Rose Garden, Zoo & Downtown

The 14-acre Tyler Rose Garden holds more than 38,000 rose bushes and hosts the Texas Rose Festival, held since 1933. Caldwell Zoo and the downtown square are close by.

Drive times and distances are approximate and vary with traffic and route. Amenity details from the City of Tyler, UT Tyler, Visit Tyler, and other public sources; verify independently.



HUNTING & WILDLIFE

Trophy Whitetail. World-Class Waterfowl.

Years of management and a year-round protein feeding program have produced elevated trophy whitetail genetics for East Texas, with bucks historically scoring in the 160s. Deer, ducks, wild hogs, and varmints such as coyote and bobcat all use the ranch, and it offers world-class hunting for both deer and waterfowl, plus year-round hog and varmint hunting.

WHITETAIL · WATERFOWL · WILD HOGS · VARMINTS

THE BLINDS

Four High-Class Atascosa Blinds

Insulated, bug-proof tower blinds from Atascosa Wildlife Supply (Jourdanton, Texas), each overlooking a cleared hunting pocket with corn and protein feeders. All four blinds and all feeders convey with the ranch.



Insulated tower blind with all-around shooting windows

HIGH-FENCE READY

The ranch is perfectly set up for a high fence if the buyer desires, a natural next step for protecting the trophy genetics already built here.



Corn and protein feeders under the pines

WILDLIFE & GENETICS

Built for Trophy Whitetail

The whitetail on this ranch reflect years of deliberate management. A year-round protein program, with corn and protein feeders at all four blind locations, has produced elevated trophy genetics for East Texas, with bucks historically scoring in the 160s. The ranch is perfectly set up for a high fence to protect them.

YEAR-ROUND PROTEIN PROGRAM

J F M A M J J A S O N D

160s
HISTORIC BUCK SCORES

4
CORN + PROTEIN STATIONS

12 mo
PROTEIN, EVERY MONTH



A bachelor group of mature bucks at the protein feeders



Heavy velvet rack under the feeder



Ten-point in the open near a feeder

Trail-camera images from the ranch.

ON THE RANCH

Trail Camera Gallery



Tall-tined buck in velvet at dusk



Daylight at the feeder pens



Bucks gathered at the feeder



Two shooters at the feeder



Buck at the feeder pen



Doe with three fawns



Boar at the lake's edge



Hogs along the shoreline

WHITETAIL · WATERFOWL · WILD HOGS · COYOTE & BOBCAT

HUNTING GALLERY

Blinds, Feeders & Hunting Pockets



Cleared hunting pocket with feeder pens



A hunting pocket in the timber, from above



Tower blind at the edge of the timber



Feeder station beneath tall pines



Blind overlooking a mowed shooting lane



Open plot with feeder pen



PASTURE & OPEN GROUND

Hay Meadows & Sunlit Openings

About 15± acres of hay pasture, plus additional open plots scattered through the timber, break up the woods with sunlit grass and long sight lines. The seller cuts hay on the pasture every year and maintains the ranch's agricultural valuation through selective timber removal in overgrown areas.

15± ac
HAY PASTURE

Annual
HAY HARVEST

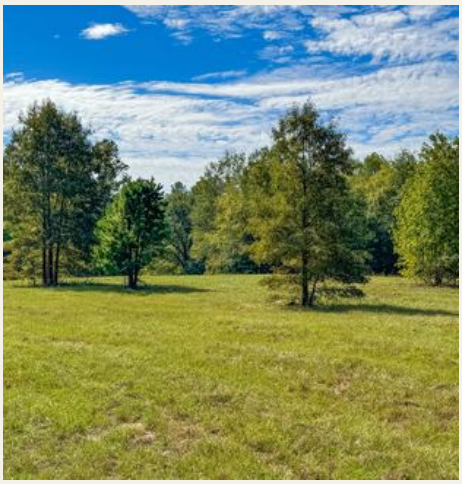
In place
AG VALUATION



Fresh cutting rows in the hay field



Open pasture under East Texas sky



Park-like pasture with specimen trees



IMPROVEMENTS

Barn, Shop & Storage in Place

There are no living quarters on the ranch, but the working essentials are already here: a new metal equipment building, a new 40-foot storage container, and a rustic storage barn at the edge of the pasture. Electric and a rural/city water line are available at the road.



Metal Equipment Building

New metal building with a roll-up door; currently houses the tractor.



40-ft Storage Container

New 40-foot storage container; currently used to store the side-by-side.



Rustic Storage Barn

Older corrugated-metal barn at the pasture's edge, used for storage.



OPTIONAL EQUIPMENT PACKAGE

Like-New & Ready to Work

Available separately at the buyer's expense; not included in the list price. **Both machines have single-digit hours: barely used and in like-new condition.**

TYM T754 Power Shuttle Tractor

2023 · ENCLOSED CAB · WITH LOADER & IMPLEMENTS

- 74.3 gross hp, power-shuttle transmission
- Enclosed cab
- TYM TX75 front-end loader with 83″ quick-attach bucket
- ±11 ft (135.5″) maximum lift height; 3,278 lb lift capacity at full height
- Third-function kit
- Implements: 7-ft heavy-duty rotary cutter and 72″ grapple rake

Can-Am Defender MAX Lone Star

2022 · NIGHT BLACK · SEATS SIX

- 82 hp Rotax HD10 V-twin
- Selectable 2WD/4WD with Visco-Lok QE front differential
- Full hard roof; 4,500 lb winch
- 2,500 lb towing; 1,000 lb cargo box
- Steel front bumper, full skid plate & rock sliders
- 28″ Maxxis Bighorn tires on 14″ cast-aluminum wheels



Loader with grapple rake



Rear three-point hitch



7-ft heavy-duty rotary cutter



Representative image

RANCH GALLERY

Lake, Trails & Timber





















RANCH GALLERY

Pastures & Open Ground














FROM ABOVE

The Ranch by Air



Paved frontage along State Highway 64



Trails winding through the timber



Open plot ringed by timber

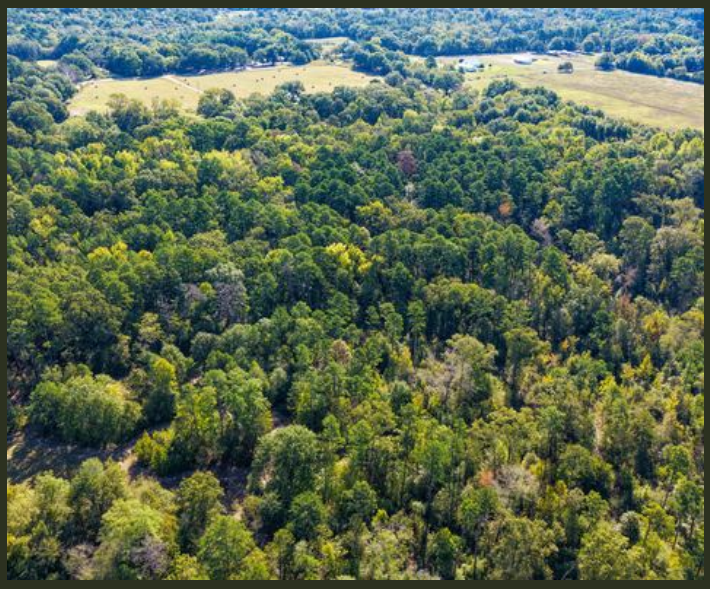


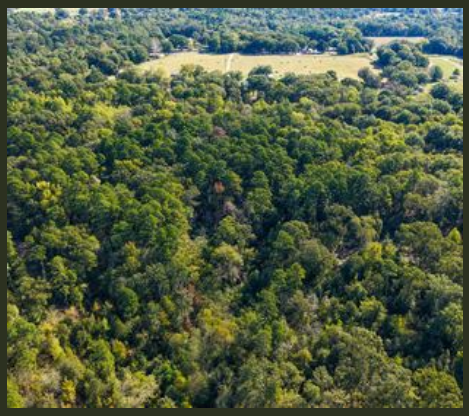
Timber from the highway to the pasture

RANCH GALLERY

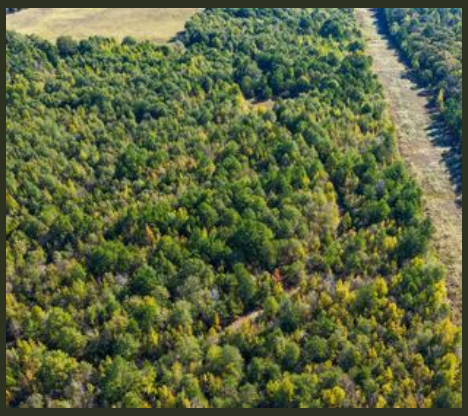
More from Above & in the Timber



















THE OFFERING

East Texas Trophy Ranch

$3,900,000

$16,225 PER ACRE · 240.37 ACRES

SHOWINGS	By appointment only. Showing dates TBD by Broker. Broker must be present for all showings.
CONVEYS	Four Atascosa tower blinds and all corn and protein feeders.
OPTIONAL	Tractor, implements, and Can-Am available separately at the buyer's expense.
EASEMENTS	Power line easement along the north boundary; pipeline easement along the south boundary.

Single point of contact for all inquiries and showings.



Chase Tucker

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TEXAS MOMENTUM TEAM

COLDWELL BANKER COMMERCIAL

TEXAS MOMENTUM

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed, and no warranty or representation, express or implied, is made as to its accuracy or completeness. Acreage, boundaries, feature locations, distances, drive times, lake depth, easements, utilities, and all other information are approximate and should be independently verified by the buyer. The offering is subject to prior sale, price change, correction, or withdrawal without notice. Equipment shown is offered separately and is not included in the list price; the Can-Am image is a representative image. Texas law requires all real estate license holders to give prospective buyers and sellers the Information About Brokerage Services form, available on request.