

MAGIC RANCH



Markham
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608 +/- Acres

Walker County, Texas

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Magic Ranch is a true gem. Located in Dodge, TX (just 12 miles east of Huntsville), the iconic ranch offers all the best parts of country life without being too far from the luxuries of the city. The property is beautiful as well as functional with numerous ranching amenities. The estate includes a large 2-story home with pool, guest house, employee housing, show barn, covered chute area, pipe working pens, equipment barns, lakes, ponds, rolling hills, and much more. Two creeks traverse the acreage and are lined with large hardwood trees, creating pristine views from every vantage point. Wildlife is abundant on the land which also adjoins the Sam Houston National Forest. The sprawling ranch is located within minutes of The Woodlands, North Houston, Conroe and Lake Livingston.

AGENT CONTACT

G.K. (Jeff) Markham
Broker

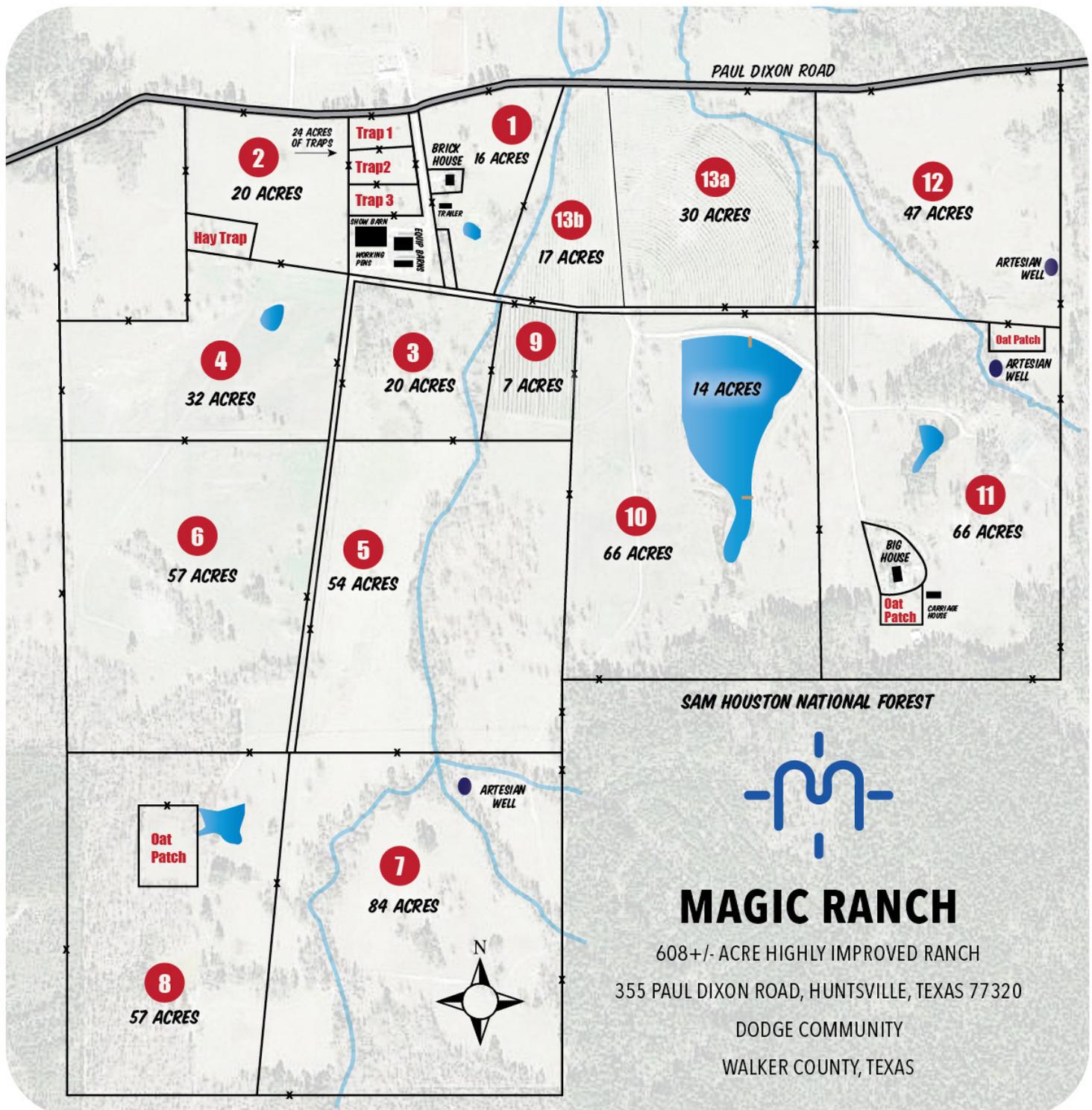
936-661-4343

jeff@markhamrealty.com



LOCATION

A few minutes east of Huntsville and just over an hour north of Houston. North of Hwy 190, West of FM 405 on Paul Dixon Road.



RANCH HISTORY

The Magic Ranch was originally established in the 1980s as a registered Brangus operation. The current owners have revived the brand and continue to use the Magic Ranch name. The property is home to a champion herd of Gray Brahman and F1 cattle.

RESIDENTIAL IMPROVEMENTS

Main Home: 4,580 sq. ft., 3/3.5/2. A majestic hill-top estate remodeled in 2013. Updated amenities include custom hardwood carpentry, Cambria quartz countertops, large game room with bar, flooring, windows, doors, fireplace, HVAC, and lighting. Additional features include oversized garage/carport, covered patio, pool with slide, hot tub, new metal roof, and 24 kw propane generator with two 500-gallon propane tanks. The two-story house is nestled among picturesque live oaks, offering a hill-top view of the ranch's stunning 14-acre lake and surrounding acreage.

Guest Home: 1,790 sq. ft., 3/2/2. Cozy ranch house remodeled in 2011. It features a modern kitchen, central air and heating, tile/wood laminate floors, fireplace, brick exterior, metal roof, oversized carport with storage, covered patio and fenced yard.

Double-wide Mobile Home: 1,152 sq. ft., 3/2. A versatile domicile for guests or employees, it is in great condition with central air and heat.





AGRICULTURAL IMPROVEMENTS

Fencing: The ranch is designed with functionality in mind. It is fenced into 13 separate pastures, all connecting to a central lane that leads to the working pens. Fences were renovated in the last five years and are continuously updated as necessary with barbed wire, pipe corners and pull posts with line T-posts. The lane also serves as an easily navigable roadway throughout the ranch.

Show Barn: 60'x120' steel structure with 16' eave height. The front 36' of the barn has a concrete slab with roll-up doors, sectioned into 3 storage areas for hay, feed, tack and equipment as well as wash racks with drainage. There are fourteen 12'x24' covered stalls that can be divided in half (12'x12') using swinging gates; each individual stall also has an accompanying 12'x75' outdoor run. The barn has interior and exterior lighting as well as running water with concrete water troughs in all pens and traps.

Equipment Barn: 60'x100' steel construction with 18' eave height, two end doors, two enclosed 20'x20' shop areas, 20' aisle on concrete slab, with full end wall.

Feed Barn: 25'x100', 14' eave height, open-sided with one 25'x25' storage feed area. Outside the barn, there is a 30-ton, two-sectioned feed silo currently used for bulk dry feed and range cubes. It sits on a concrete slab. Anyone can drive underneath and fill up the feed buggy, allowing more economical, easily measurable feed output without using individual sacks.

Carriage House: 30'x50' metal building on concrete slab with 4 roll-up doors, electricity, and water. Located near the main home, used for workshop/storage. There are two adjacent traps, currently used as horse runs.

Water Well Houses: Three metal-clad structures with roll-up doors.

Working Pens and Chutes: On concrete and undercover, the state-of-the art cattle facility was built for low stress cattle handling. 30'x70' covered area. All heavy pipe construction. Two sorting pens and five trap/pasture pens feed into two 12' wide sorting alleyways with more than 35 heavy gates, crowding tub, Silencer hydraulic squeeze chute and separate calf working area with calf chute/calving table.

Established Hay Operation: Several pastures are devoted to hay production. Jiggs and Coastal Bermuda with some native grasses. Three fields are irrigated if needed. Hay traps are in place for round bale storage.

Exemption: The ranch currently has a 1D1 agricultural exemption based upon cattle and hay production.



WATER

The ranch's main lake (known as "Lake Maria" on Google maps) is approximately 14 acres. It is stocked with fish and serves as a habitat for waterfowl, mated swans that return annually, and bald eagles. There are five additional stock ponds on the property. Cattle also use the two tributary creeks that cross the ranch. There are four water wells, including two artesian ones.

The main lake is normally 14+ acres and has 2 wooden fishing docks. The spillway/standpipe was upgraded in 2022. The current photos don't do the lake justice. Due to the upgrades, the lake is not currently up to its normal water levels (request prior photos to see its full beauty). There are two emergency overflows provided for this lake, recently updated.

Additionally, an irrigation system is in place, providing water to be pumped from this lake into hay fields if the need arises.



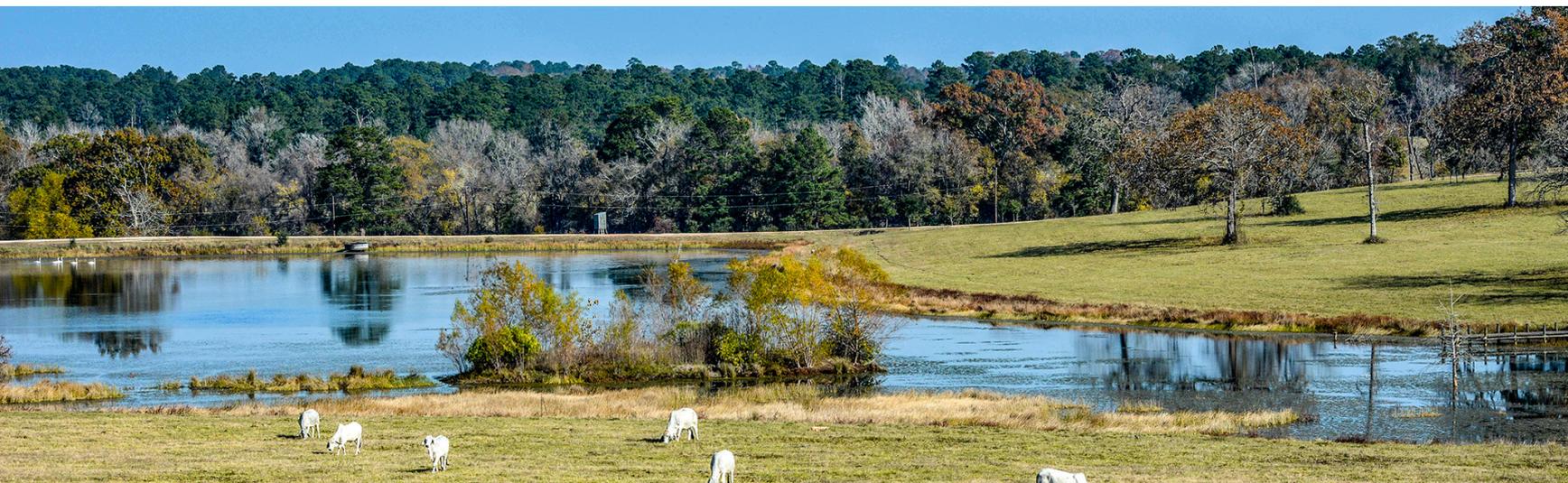
TOPOGRAPHY

The property features rolling hills with nice elevation changes, ranging from a high elevation of 370' down to 290', mostly open improved pastureland with scattered oaks and various native trees throughout. The drainage is good and flows to the two creeks, with approximately 60 acres +/- considered flood plain.

WILDLIFE

Magic Ranch offers many hunting opportunities. Whitetail deer are abundant on the property. There are two large, enclosed food plots with tower blinds in place, and a few other blinds are located near the creeks. Feral Hogs are in the area and occasionally seen on the ranch. Mourning doves are prevalent during bird season. Waterfowl opportunities are available on the lakes and along the creeks. The lakes all have fish that consist of bass, catfish, perch, etc.

There is a game cleaning facility consisting of a metal structure and rack, complete with water and lighting.



NEIGHBORING AREA

A portion of the southern boundary abuts 3,500 acres of Sam Houston National Forest. Other neighbors are mostly larger acreage tracts; some pasture/ag properties, others are timber tracts.

UTILITIES

Water is provided to the homes and livestock areas through water wells. Septic systems are in place at the residences, and the homes are all electric. There are propane tanks for the generator at the main home.

MINERALS

Minerals are not available.





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2715 11th Street, Huntsville, Texas

(936) 295-5989

markhamrealty.com