

The Neches Blonde Ranch

Lewis Jackson, a Cherokee County Native and a successful Houston pharmacist, started the Neches Blonde Ranch in the 1970's with the intention of breeding a variety of cattle that provides a leaner cut of beef. Over the years the ranch grew into a 721 acre spread, part of which is just off C.R. 3212 in western Cherokee County, very close to the Neches River, and a part of which is closer to the Ironton Community and a little bit east of the first spread. The western-most spread consists of about 379 acres of rolling land with spectacular views in all directions, creeks and a very small amount of wetland. This spread is where most all of the improvements are located, which consist of the following:

- 1,066 sq. ft. Office Building w/ Employee Sleeping Quarters***
- 1,568 sq. ft. Double-Wide Ranch Home***
- 1,176 sq. ft. Foreman's House***
- 14,000 sq. ft. Hay & Commodities Barn***
- 4,896 sq. ft. Steel Shop Building***
- 4,184 sq. ft. Equipment Building***
- 1,200 sq. ft. Covered Cattle Pens***
- Several Hundred linear feet of feeding troughs***
- Ten Acre Parcels Designed to Hold 300 Head at a Time***
- 595' deep well going into the Carizzo Aquifer***
- Creeks Galore***
- Ponds & Stock Ponds***
- Small Bottom Area for Duck Hunting***
- Roads Going Through the Property Belong to the Property and are all-weather roads***

The eastern tracts, which share many of the characteristics of the western spread, may be sold separately if sold before the main tract. Equipment and livestock are not part of the purchase price but may be purchased separately and in addition to the land. The owner will consider financing the eastern parcels but would balloon any notes after a few years. No specifics are on file at this time.

The Neches Blonde Ranch is a showplace and has over 30 years of blood and sweat invested in it. It is very convenient to Tyler and just a couple of hours from the Dallas and Houston areas.

Call today, at 903-589-1180, and set up an appointment. Mr. Jackson and one of our skilled agents will be pleased to give you the grand tour.