



WEST & SWOPE
RANCHES

GLADEWATER RANCH

Gladewater, TX | 139 ± ACRES

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THE RANCH

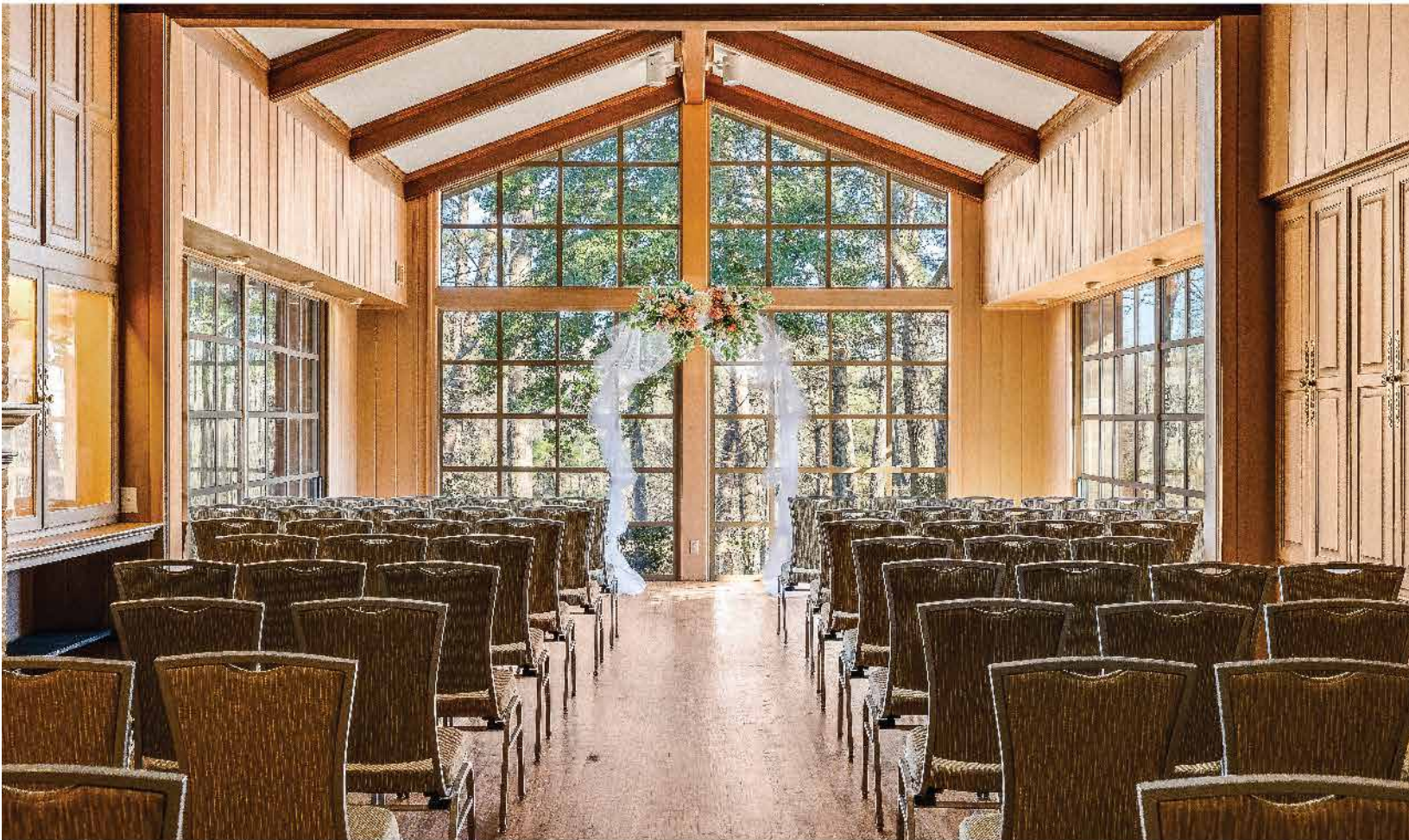
The Gladewater Ranch is a 139-acre estate in the heart of Gladewater, TX. It is a live water estate featuring a nice mix of cleared fields and dense forestry with well thought out improvements. The ranch offers a unique blend of city convenience and countryside serenity, with the charming town square and local restaurants just a five-minute drive away. The property is surrounded by piney woods, and features both sides of flowing Glade Creek and Victory Branch Creek adjoining neighboring Lake Gladewater. You enter the property through a private gated entrance, on a winding driveway that meanders through cleared fields to the beautiful and meticulously maintained estate.



The estate house is an architectural gem, boasting 5,280 square feet of space and offering panoramic views from its perch on a hill above the live waters of Glade Creek. Lake Gladewater's large dam is just upstream from the property; below is the lake's dam system which features stunning waterfalls and ponds that are located on Gladewater Ranch. The property also holds water in several areas, inviting an abundance of wildlife, including large numbers of ducks. Other improvements on the property include an indoor riding arena, horse stalls, pole barns, a large storage barn, greenhouses, corrals, and more.

The Gladewater Ranch offers a stately residence and a potentially profitable investment or development opportunity, including but not limited to a commercial variance for horse shows, short-term rentals, and weddings. This multi-use property would be ideal for those seeking a permanent residence, weekend retreat, recreational, agricultural, horse or cattle property.









LOCATION

Gladewater is known for its rich history and vibrant community. Often referred to as the "Antique Capital of East Texas," the town is home to numerous antique shops and hosts several annual events, including the Gladewater Rodeo and the East Texas Gusher Days Festival, celebrating the town's oil boom heritage.

Located close to local schools, including Gladewater Primary School, Weldon Intermediate School, Gladewater Middle School, and Gladewater High School, this property is perfect for families. The community of Gladewater offers a peaceful, rural lifestyle with easy access to amenities and recreational opportunities.

TERRAIN

The Gladewater Ranch is gently sloping, with creek-side elevations at 275 ft sloping upward to the highest point on the property, near the north-east corner, at 370 ft. The property features a nice mix of open fields and heavily wooded areas of dense and lush pine trees. The soil is mostly sandy loam, which is ideal for moderate farming, grazing, wildlife and forestry. The property has been very well managed and has been carefully maintained, with nice improvements and great surface water. The property is cross fenced, making this an ideal cattle or horse property.

WATER

Gladewater Ranch features multiple creeks and waterfalls, with Lake Gladewater traversing through the property, turning into Glade Creek, providing creek-side access to both sides of Glade Creek, and picturesque views from multiple rooms in the house. The property also holds water in several areas, inviting an abundance of wildlife, including large numbers of ducks.

A shallow water well supplies water to some of the west and south areas near the house and barns. Water supply to the main house is City water.

IMPROVEMENTS

The 5,280 sf main ranch style house was originally constructed in 1975 and features 3 bedrooms and 3.5 bathrooms. Highlights include tall, vaulted ceilings, a wet bar, a built-in wine cooler, two gas fireplaces, nice built in features, brick and hardwood flooring, large floor to ceiling windows overlooking the creek, spacious utility room, gourmet kitchen with top-of-the-line appliances with a double oven, and sunken living rooms.

Other improvements on the ranch include four haydite pole sheds, a 17,250 sf indoor riding arena with bleachers, as well as twenty horse stalls, perfect for equestrian lovers. Other improvements include a 2,700 sf shop, a couple of greenhouses, an outdoor grill picnic area, and more.

With a commercial variance for horse shows, short-term rentals, and weddings, this multi-use estate offers a majestic residence and a lucrative investment opportunity.

WILDLIFE

The wildlife is abundant in the area with native whitetail deer, dove, hogs and other native wildlife. A shallow water well supplies water to some of the west and south areas near the house and barns.





DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.

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“A LEGACY OF LAND”

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