

\$9,995,000 - Cr-3411, Chandler

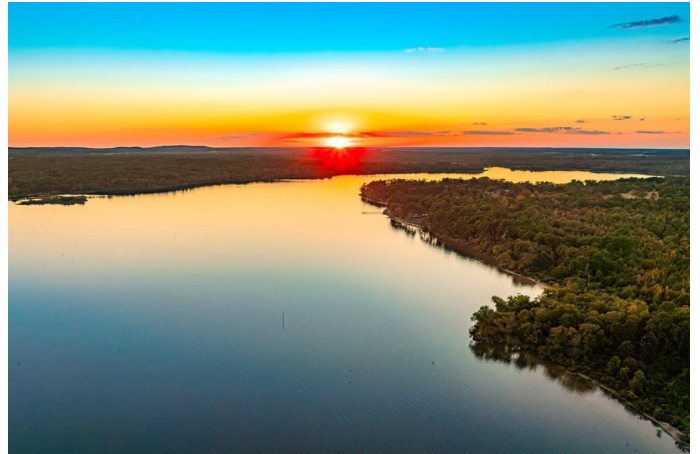
MLS® #21073851

\$9,995,000

0 Bedroom, 0.00 Bathroom,
Land on 650.00 Acres

None, Chandler, TX

Lake Palestine Ranch is a rare offering, being the largest contiguous property with frontage on Lake Palestine. Lake Palestine is a sprawling 25,560 acre lake that touches 4 Texas Counties, located between Tyler & Athens, just 1.5 hrs back to Downtown Dallas. This is a unique opportunity to own such a large waterfront property on Lake Palestine that offers versatile use as an investment property, recreational ranch, waterfront development, cattle or hunting ranch. The ranch also has 10 internal ponds and lakes ranging from under acre to 7+ or - acres, offering additional recreation, hunting, and fishing opportunities. The opportunities are endless with this 650+ or - acre property. The ranch is about 60% wooded, and 40% pasture, offering a great balance for hunting, cattle, and access around the ranch. Lake Palestine Ranch is loaded with Native wildlife like Whitetail Deer, Feral Pigs, Eastern Turkey, Ducks, Dove, Coyotes, and other various species Native to this Region of Texas. In addition to hunting, Lake Palestine is known for great fishing, like Largemouth Bass, White Bass, Striped Bass, Crappie, Black-Nose Crappie, Sunfish, and various species of Catfish like Flathead, Channel, and Blue. The property has great access with 2,600 ft on CR 3412 & also 1,750 ft on CR 3411. The property has access to electricity, and an Aqua water line that runs along the County Road, in addition to the two water wells, 80 GPM & 20 GPM that serve the property. WATER: 2,000 ft



of frontage on Lake Palestine. 10 private lakes and ponds on the property, ranging from under acre to 7+ or - acres. Two water wells, an 80 GPM well and a 20 GPM well. There is also an Aqua water line at the County Road.

LOCATION: 1.5 hours to Downtown Dallas, 28 mins to Athens, 30 mins to Tyler, 2 hours to Waco, 3 hours to Houston, 3.5 hrs to Austin, 5 hrs to San Antonio. UTILITIES: Aqua water line, electricity, 2 water wells.

Essential Information

MLS® #	21073851
Price	\$9,995,000
Bathrooms	0.00
Acres	650.00
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Cr-3411
Subdivision	None
City	Chandler
County	Henderson
State	TX
Zip Code	75758

Amenities

Utilities	Electricity Available, Well
Is Waterfront	Yes
Waterfront	Lake Front, Lake Front “ Main Body

Exterior

Lot Description	Acreage, Agricultural, Level, Tank/ Pond, Water/Lake View, Waterfront
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School Information

District	Brownsboro ISD
Elementary	Chandler

High Brownsboro

Additional Information

Zoning rural land

Listing Details

Listing Agent David Murray

Listing Office Keller Williams Realty

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Listing information last updated on November 21st, 2025 at 8:01am CST