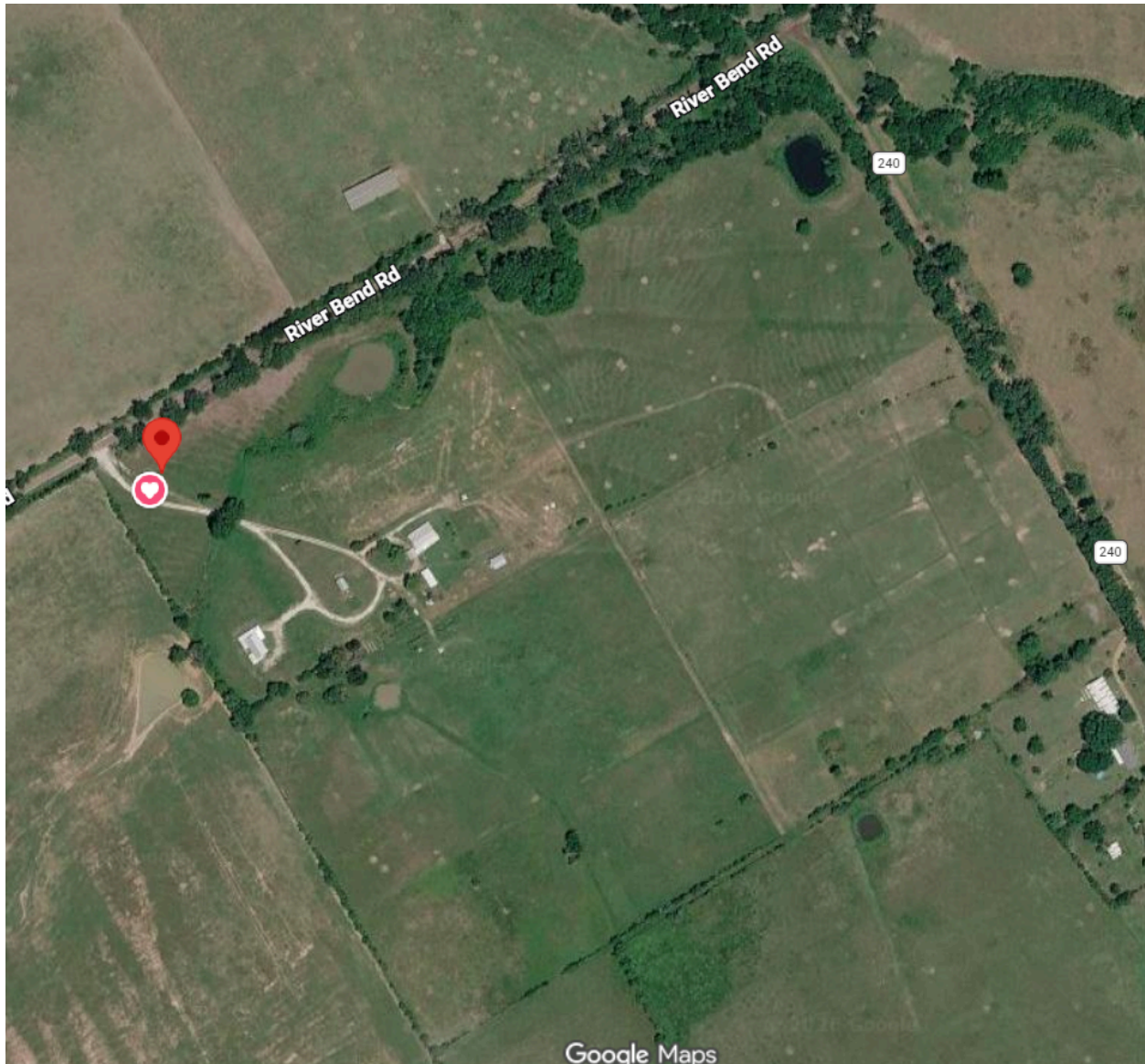


The Regen Ranch

62 Acres in East Texas

More Than 62 Acres



The Regen Ranch is a 62-acre working ranch in East Texas that has been intentionally managed using regenerative grazing and Holistic Management principles since 2020.

What makes this property unusual isn't simply the acreage, buildings, or improvements. It is the management history behind them and the infrastructure that has been developed to support that management.

The land has been managed as a whole, with decisions considering soil health, plant diversity, livestock, wildlife, the water cycle, and the people who depend upon it. The objective has been to increase the health, resilience, diversity, and productivity of the property over time.

For a buyer interested in livestock, regenerative agriculture, homesteading, direct-to-consumer production, or simply owning land that has been thoughtfully stewarded, much of the foundational work has already been done.

Regenerative Management With Measurable Results

The ranch has been managed using planned rotational grazing, higher stock densities for short grazing periods, and adequate recovery rather than continuous grazing.

During the first two years of this management, the property's livestock carrying capacity approximately tripled.

At the same time, forage diversity and pasture resilience continued to improve, including the return of cool-season grasses without reseeding.

Those changes produced a significant reduction in winter feed requirements.

By year three, approximately **half the hay previously required** was needed to carry the livestock through winter.

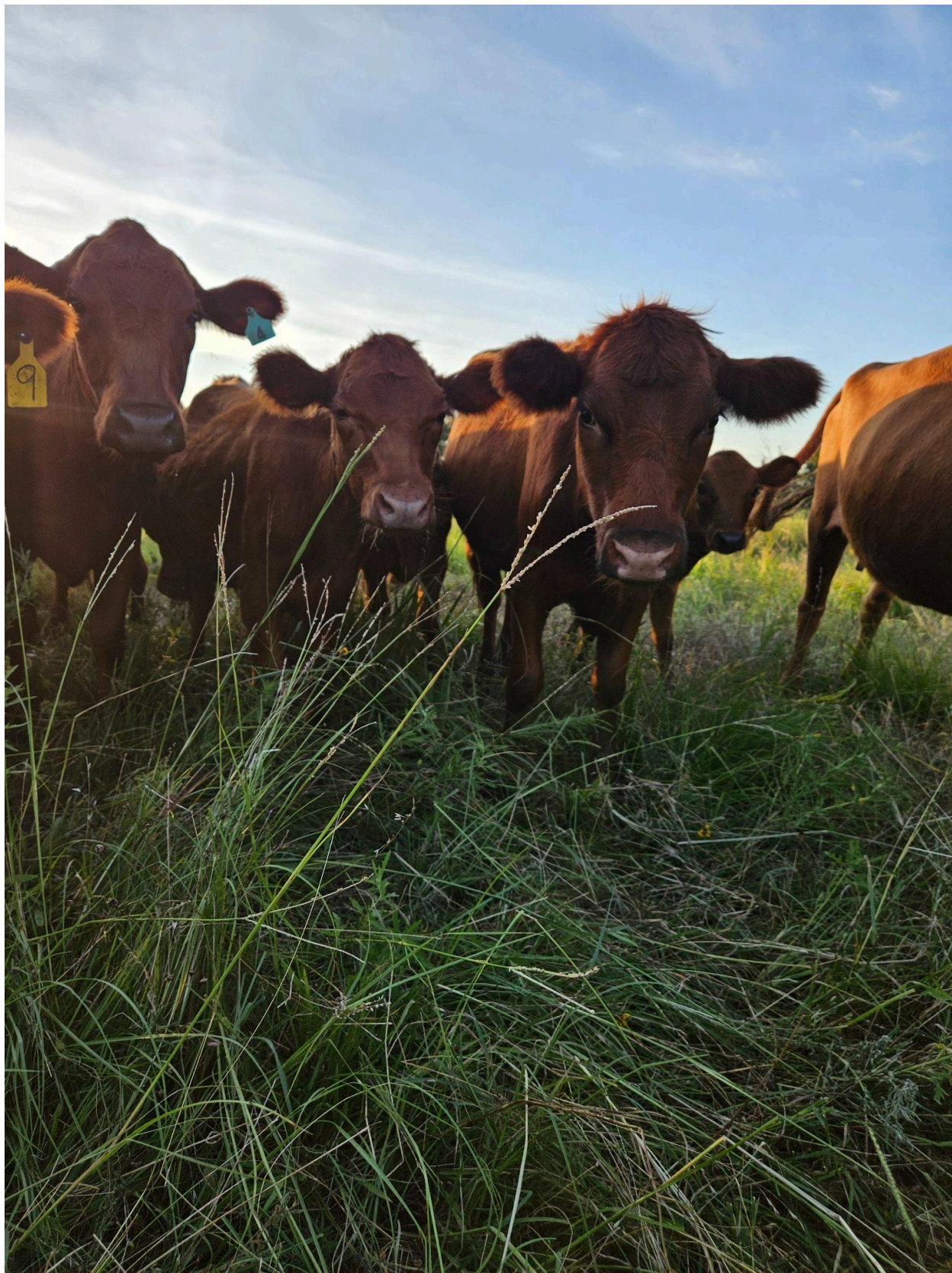
By years four and five, **no hay was fed at all while maintaining the same stocking rate as previous years.**

Instead, forage intentionally stockpiled during the growing season, together with cool-season grasses growing through the winter, provided the forage needed to carry the livestock.

This progression from conventional winter hay feeding, to half the hay, to no hay at the same stocking rate is one of the clearest examples of what the management of this land has accomplished.





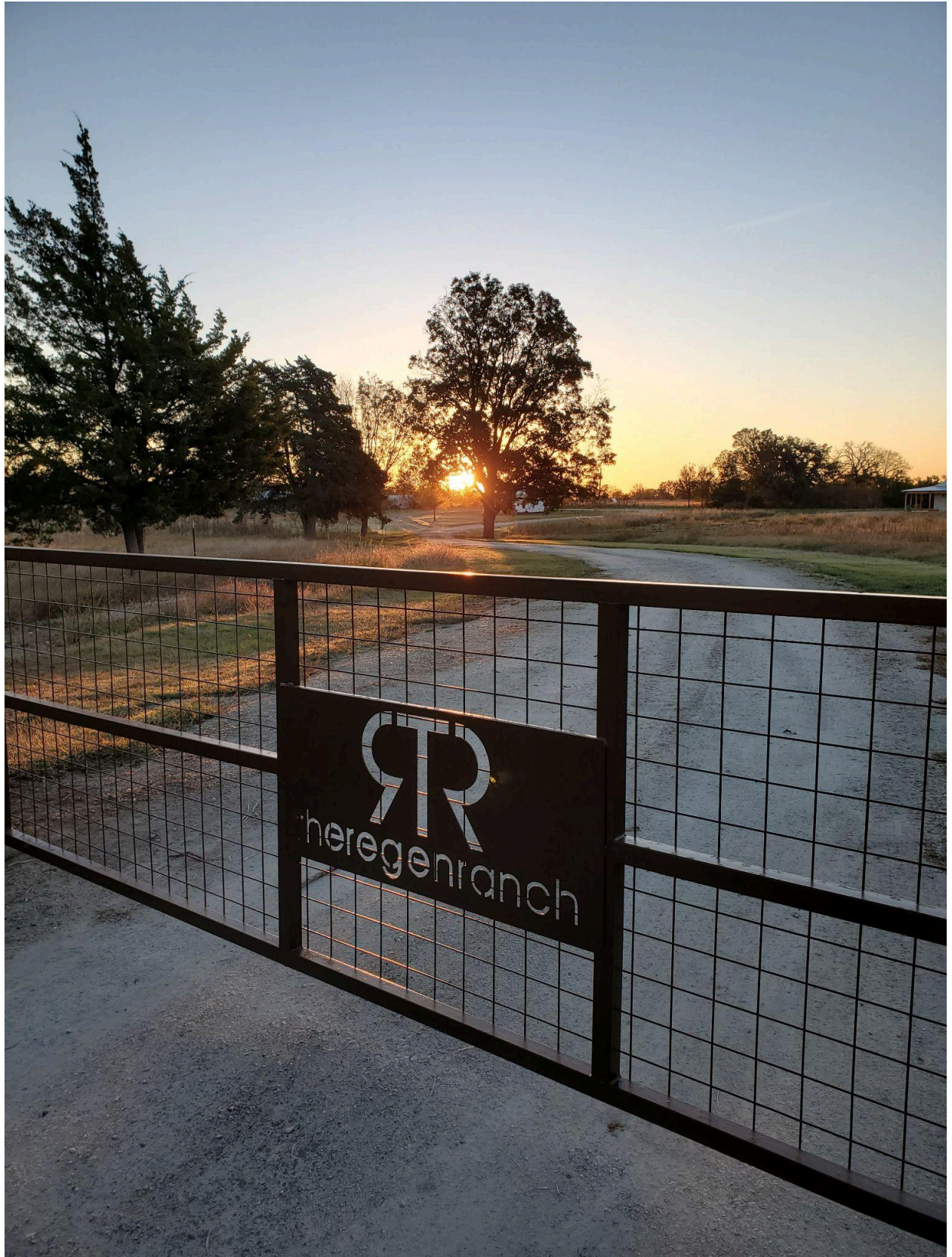


























The pastures have not been managed toward a manicured monoculture. Native and naturally occurring plant diversity has been encouraged because different species provide different ecological functions and forage opportunities throughout the year.

The result is a ranch that has been managed not simply for production today, but for greater resilience over time.

Grazing and Multi-Species Infrastructure

A significant amount of thought and investment has gone into creating infrastructure that makes adaptive grazing and multi-species livestock management practical.

The ranch includes **net-wire field fencing designed to accommodate multiple livestock species**, providing flexibility for a future owner interested in managing cattle, sheep, or other livestock.

The perimeter fencing does need improvement. Electric fencing, however, has been successfully used to contain livestock throughout the current owner's management of the ranch.

A **water system extends throughout the pastures**, allowing livestock access to water as larger grazing areas are subdivided into smaller paddocks.





This gives the manager the ability to increase stock density, shorten grazing periods, and provide longer recovery periods without livestock water becoming the limiting factor. Temporary electric fencing can be moved as forage conditions and management objectives change rather than requiring the ranch to be permanently divided into fixed paddocks.

The ranch also includes a **lane system designed for low-stress livestock movement**. Livestock can be moved between grazing areas and toward handling and loading areas without having to be driven through multiple unrelated paddocks.



This is particularly valuable for a direct-to-consumer livestock operation, where individual animals or smaller groups may need to be selected, sorted, moved, or loaded at different times throughout the year.

A dedicated **livestock working area is set up to handle both cattle and sheep**, allowing multiple species to be worked, sorted, treated, and managed on the property. Together with the lane system, this provides a practical flow from pasture to handling area and reduces the need to improvise facilities for different species.



There is also a dedicated livestock training area where animals can be introduced to and trained to respect electric fencing before being incorporated into the larger grazing system.

Together, the net-wire field fencing, electric fencing capability, distributed water system, training area, and lanes provide infrastructure that can support adaptive, higher-density and multi-species grazing.



The infrastructure was not installed simply to divide the property into fields.

It was designed to give the manager flexibility.

A Working Ranch

This is not acreage that has simply been owned and maintained. It has been actively managed as a working regenerative ranch.

The property has supported multiple livestock enterprises, including cattle, sheep and pastured poultry, as well as direct-to-consumer agricultural production.

The infrastructure and layout have evolved through actual use. Decisions about fencing, water, animal movement, handling, loading, pasture subdivision, and recovery have been based on what works on this particular piece of land.

That experience is embedded in the way the ranch functions today.

Buildings and Operational Spaces

The property includes several buildings and spaces that have supported not only the day-to-day ranch operation, but also the educational, food, community, and direct-to-consumer enterprises operated from the ranch.

The Teaching Barn has been used for workshops, classes, gatherings, and educational activities. It includes a **commercial kitchen and full bathroom**, making it one of the property's most versatile buildings.

With remodeling and subject to applicable permitting, code, and other requirements, the Teaching Barn may also offer potential for conversion into the property's primary living space. Alternatively, its existing configuration could continue supporting agricultural education, food-related enterprises, workshops, retreats, or other uses appropriate to the property.





The office and laundry building provides a separate dedicated workspace along with the ranch's laundry facilities, allowing the administrative side of a farm or ranch business to operate separately from other activities.





An existing **workshop/feed barn**, which predates the current ownership, provides practical space for feed, tools, equipment, repairs, and the everyday requirements of a working livestock operation.

The property also includes an **outdoor kitchen and gathering area** that has been used to host ranch-to-table dinners and other events. An attached outdoor bathroom with a **composting toilet** allows the gathering space to function more independently when hosting guests.







Together, these spaces have allowed the ranch to become more than a livestock operation. It has been a place where **agriculture, food, education, business, and community come together.**

The Existing Residence

The existing residence, commonly referred to as the **Blue House**, is currently livable but requires substantial work and should not be considered the primary selling feature of the property.

Its condition, insurability, and suitability for a buyer's intended use should be independently evaluated.

For the right buyer, the property's value may instead lie in the combination of land, regenerative management history, agricultural infrastructure, and the flexibility offered by the Teaching Barn and other operational buildings.

Stewardship History

The current owner is a **Holistic Management® Professional Certified Educator** and has spent years studying and practicing regenerative land management.

Management of the ranch has been informed by Holistic Management, regenerative grazing, soil health principles, and close observation of the land itself.

Rather than applying a fixed grazing recipe, management has continually adapted in response to rainfall, forage conditions, livestock needs, recovery rates, and changing conditions on the land.

That stewardship history is one of the property's less visible but most significant assets.

A new owner isn't purchasing land at the beginning of its regenerative journey. They are stepping into a landscape where that process is already underway.

Opportunity for the Next Steward

The property may be especially well suited for someone interested in:

- Regenerative or adaptive grazing
- Multi-species livestock management
- Cattle and/or sheep production
- Pastured poultry
- Homesteading and greater food independence
- Direct-to-consumer agricultural enterprises
- Ranch-to-table or farm-to-table experiences
- Agricultural education and workshops
- Retreats or community gatherings
- Soil health and ecological restoration
- Wildlife and habitat improvement
- Building a diversified agricultural enterprise

There may also be an opportunity to continue leasing approximately **40 adjoining acres** currently associated with the operation, subject to a separate agreement with that landowner.

If available, this could potentially give the next steward access to approximately **100 acres while purchasing the 62-acre ranch.**

What the Buyer Is Really Purchasing

Rural properties are often compared by acreage, house size, barns, fencing, improvements, and price per acre.

Those things matter.

But they don't tell the whole story of this property.

The Regen Ranch represents years of observation, experimentation, grazing management, infrastructure development, and ecological recovery.

The progression from conventional winter hay feeding, to approximately half the hay, to **no hay in years four and five while maintaining the same stocking rate** is one tangible example of that progression.

So are the return of cool-season grasses, increased carrying capacity, distributed livestock water, flexible paddock design, multi-species fencing, and infrastructure created specifically to make adaptive management practical.

A future owner can certainly take the property in an entirely different direction.

But for a buyer who recognizes the value of diverse pastures, regenerative management, multi-species capability, thoughtful livestock infrastructure, and land that has been managed for resilience rather than extraction, this property offers something that cannot simply be purchased and installed after closing.

They aren't starting from scratch. They are inheriting a head start.

Sellers Realtor:

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Listing Price \$750,000