



The Reserve
AT
Sulphur Bluff
SULPHUR BLUFF, TEXAS



ICON
GLOBAL

The Most Incredible Sporting Ranch Resort & Retreat

IN ALL OF TEXAS... PERHAPS THE NATION!



AVAILABLE TURN-KEY / OFFERED TOGETHER OR SEPARATELY WITH 13,500 ± ACRES SULPHUR BLUFF RANCH

KEY FACTS

- **360° View** of 14,500 acres
- **World-Class** 65,000 sq.ft. Multi-faceted and Old World-inspired Lodge
 - Adjacent **5,000-Foot Jet Airstrip**
- **100% Off-Grid** Capability
 - **Owner's Suite**
5 Bedrooms - 5.5 Bathrooms
Living & Dining Areas - Full Kitchen
 - **Presidential Suite**
2 Bedrooms - 2 Bathrooms
Living & Dining Areas - Kitchen
 - **Founder's Suite**
3 Bedrooms - 3.5 Bathrooms
Living & Dining Areas - Kitchen
 - **28 Additional Full Luxurious Guest Suites**
- **Energy-Efficiency** Throughout with LED Lighting and Premier Geothermal Heating and Cooling Systems
 - Multiple Professional Chef and **Banquet Kitchens**
 - **State-of-the-Art** Technology Throughout with Over 15 Miles of Fiber Optic Network and Full Security Systems
- **Wine Vault and Cellar** with Storage for 2,800 Bottles and Seating for up to 40 for Dinner
- **Full-Service Spa** and Salon
- Full Independent **Backup Power**
 - **17-Acre Vineyard** with 17,500+ Vines plus a **74-tree Fruit Orchard** (2016 Harvest - 57 tons)
 - **Range House**
6,400 sq. ft.
2 Bedrooms - 4 Bathrooms
 - **Shooting Sports**
Sporting Clay Course, Five Stand and Duck Roost shooting, Pistol and Rifle Range & Archery Course
 - **Cabana & Pool House** with 2 Guest Apartments – 4,400 sq. ft.
- **50,000 Gallon Swimming Pool** with Geothermal Control
 - **Fitness Center & Outdoor Kitchen**
 - **Private Driveway**
2.1 Miles Gated and Sealed
 - 6,000 sq. ft. **Lake House**
4 Bedroom - 4 Bathrooms
 - **Private Heliport**



ICON KEY



COOPER RESERVOIR
7 MILES UPSTREAM 10,305 ACRES
IMPOUNDED 1991

History of Sulphur Bluff 1800-1900

SULPHUR BLUFF P22
IN 1800 THE HARRISSES RELOCATED THE TOWN OF SULPHUR BLUFF TO ITS PRESENT DAY LOCATION AT THE JUNCTION OF FARM ROADS 69 AND 71. THE ORIGINAL TOWN SITE SITS ON THE SOUTH SULPHUR RIVER JUST NORTH OF THE LODGE.

GREGG FAMILY CEMETERY K23
ONE OF THE FIRST KNOWN FAMILIES TO SETTLE SULPHUR BLUFF WAS THAT OF JOHN GREGG FROM THE REPUBLIC OF TEXAS ERA. THE CEMETERY'S EARLIEST MARKER IS DATED 1837.

BIVINS CABIN I35
THIS SITE MARKS THE LOCATION OF THE EARLIEST KNOWN WHITE SETTLER SOUTH OF THE SULPHUR RIVER IN HOPKINS COUNTY.

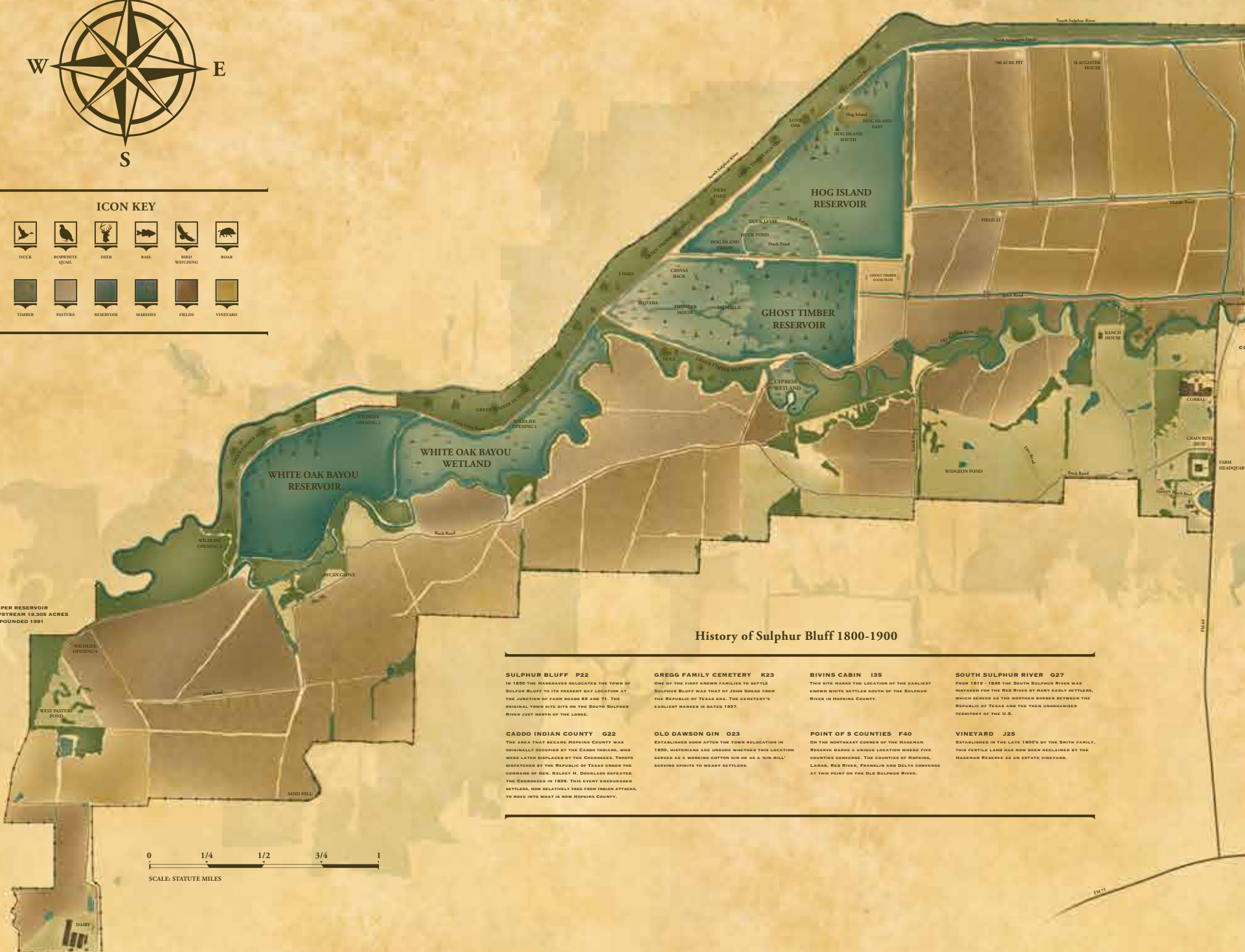
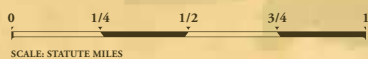
SOUTH SULPHUR RIVER G27
FROM 1819 - 1845 THE SOUTH SULPHUR RIVER WAS MISTAKEN FOR THE RED RIVER BY MANY EARLY SETTLERS, WHICH SERVED AS THE NORTHERN BORDER BETWEEN THE REPUBLIC OF TEXAS AND THE THEN UNORGANIZED TERRITORY OF THE U.S.

CADDO INDIAN COUNTY G22
THE AREA THAT BECAME HOPKINS COUNTY WAS ORIGINALLY OCCUPIED BY THE CADDO INDIANS, WHO WERE LATER DISPLACED BY THE CHEROKEES. TROOPS DISPATCHED BY THE REPUBLIC OF TEXAS UNDER THE COMMAND OF GEN. KELSEY H. DOUGLASS DEFEATED THE CHEROKEES IN 1839. THIS EVENT ENCOURAGED SETTLERS, NOW RELATIVELY FREE FROM INDIAN ATTACK, TO MOVE INTO WHAT IS NOW HOPKINS COUNTY.

OLD DAWSON GIN O23
ESTABLISHED SOON AFTER THE TOWN RELOCATION IN 1850, HISTORIANS ARE UNSURE WHETHER THIS LOCATION SERVED AS A WORKING COTTON GIN OR AS A "WINDMILL" SERVING SPIRITS TO WEARY SETTLERS.

POINT OF 5 COUNTIES F40
ON THE NORTHEAST CORNER OF THE HAGEMAN RESERVE MARKS A UNIQUE LOCATION WHERE FIVE COUNTIES CONVERGE, THE COUNTIES OF HOPKINS, LANAR, RED RIVER, FRANKLIN AND DELTA CONVERGE AT THIS POINT ON THE OLD SULPHUR RIVER.

VINEYARD J25
ESTABLISHED IN THE LATE 1800'S BY THE SMITH FAMILY, THIS FERTILE LAND HAS NOW BEEN INCLINED BY THE HAGEMAN RESERVE AS AN ESTATE VINEYARD.





Old Sulphur Bluff 1842-43

ORIGINAL SULPHUR BLUFF TOWNSITE H26
 SULPHUR BLUFF WAS FOUNDED BY FOUR MARRIAGE BROTHERS IN 1842-43, WHO MIGRATED FROM BOONEVILLE, WARRICK COUNTY, INDIANA. ROBERT AND HENRIEUX MARRIAGE AND THEIR FAMILIES, NUMBERING SOME TWENTY PERSONS, ARRIVED IN CLARKSVILLE, TEXAS, FIRST. LATE IN 1842, AFTER TWO DAYS OF TRAVEL, THEY ARRIVED AT THE HIGH BLUFF OVERLOOKING THE SULPHUR RIVER. IT WAS CONSIDERED AN IDEAL LOCATION TO FOUND THEIR TOWN. THE BLUFF OFFERED PROTECTION FROM CHEROKEE ATTACKS AND THE RIVER OFFERED AMPLE POWER FOR THEIR MILLS. ROBERT MARRIAGE, A MECHANICAL GENIUS, BUILT A WOOD AND IRON SHOP, A BLACKSMITH SHOP, AND A GREAT HILL THAT SERVED CUSTOMERS FROM CADDO HILLS, 50 MILES AWAY. A POST OFFICE WAS BUILT IN 1848, AND ROBERT MARRIAGE BECAME THE FIRST POSTMASTER.

MAP LEGEND

POINTS OF INTEREST

- Bivins Rice Field I35
- Bluff Wetland H28
- Bluff Crossing H25
- Camp 2 G22
- Corral H21
- Cypress Wetland H14
- Dairy Q03
- Dove Field G25
- Duck Pond E14
- Estate Vineyard J25
- Farm Headquarters H39
- Frick Residents I21
- Grain Bins H21
- Hog Island C15
- Lake House M25
- Lodge I26
- Low water crossing A25
- North Rice Field G37
- Old Channel Upland Hunt Field K07
- Pecan Grove H37
- Pumping station 1 H32
- Pumping station 2 G33
- Pumping station 3 G14
- Quail Crossing I32
- Ranch House G19
- Reserve Shop K25
- Shooting complex K25
- South Rice Field I36
- North Rice Field G37
- Bivins Rice Field I35
- Sporting Clays Woods K25
- Sulphur River Pumping Station B24
- Upland Quail Woods L24

HUNTING LOCATIONS

- Bamboo F40
- Boars Nest J31
- Buck Knife Bend I34
- Canvas Back F12
- Center Pivot C28
- Devil's Elbow J35
- Dove Field Wetland G25
- Duck Pond E14
- Duck Lowe Blind L35
- East Hog/Deer Blind E17
- Field 21 F16
- Ghost Timber Food Plot J27
- Hay Meadow H35
- Hay Bale C15
- Hog Island east D15
- Hog Island south D31
- High Bank C14
- Lone Oak K24
- North Woods J32
- Quail Woods K24
- Goose Pond O25
- Sand Hill O06
- Slaughter House B19
- Squoia G12
- 700 acre Pit C18
- Tail Water H33
- Taj Mahal G13
- 300 Acre Hog/Deer Blind J28
- Thunder House G12
- 3 Oaks F11
- Twin Oaks E13
- TV Hole G12
- Wesley's Point I36
- Widgeon pond I17
- Wildlife Opening 1 I10
- Wildlife Opening 2 I7
- Wildlife Opening 3 K5
- Wildlife Opening 4 L3
- Williams Hill K31
- Woodward J34

WATER

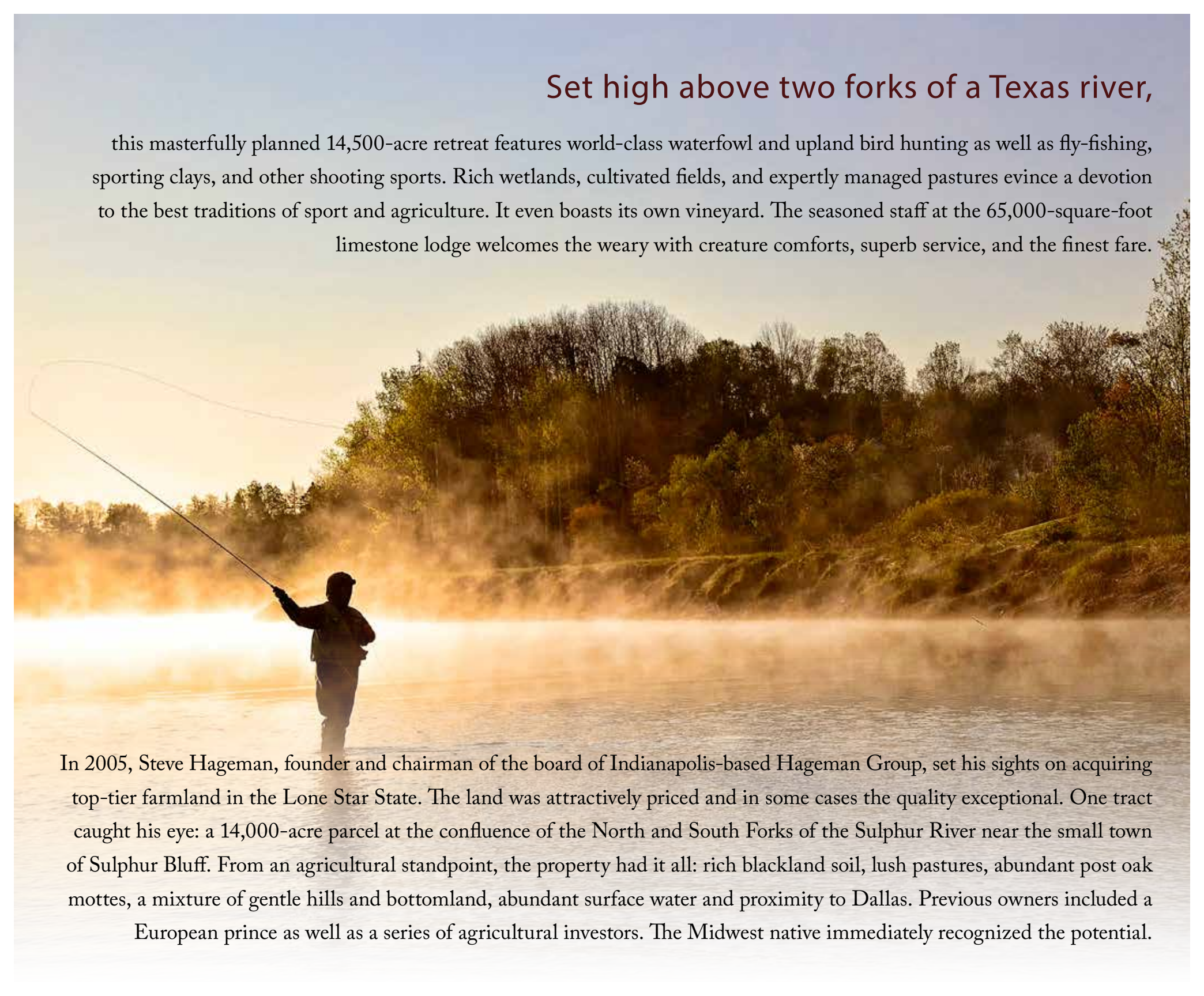
- Reserve Lake M25
- Potts Lake H38
- Ghost Timber Reservoir G14
- Hog Island Reservoir E15
- Presidents Lake I25
- White Oak Bayou Reservoir I09





Set high above two forks of a Texas river,

this masterfully planned 14,500-acre retreat features world-class waterfowl and upland bird hunting as well as fly-fishing, sporting clays, and other shooting sports. Rich wetlands, cultivated fields, and expertly managed pastures evince a devotion to the best traditions of sport and agriculture. It even boasts its own vineyard. The seasoned staff at the 65,000-square-foot limestone lodge welcomes the weary with creature comforts, superb service, and the finest fare.

A person is fly fishing in a river. The person is silhouetted against the bright light of the sun, which is low on the horizon, creating a misty or foggy atmosphere over the water. The background shows a dense forest of trees on a hillside. The overall scene is peaceful and scenic.

In 2005, Steve Hageman, founder and chairman of the board of Indianapolis-based Hageman Group, set his sights on acquiring top-tier farmland in the Lone Star State. The land was attractively priced and in some cases the quality exceptional. One tract caught his eye: a 14,000-acre parcel at the confluence of the North and South Forks of the Sulphur River near the small town of Sulphur Bluff. From an agricultural standpoint, the property had it all: rich blackland soil, lush pastures, abundant post oak mottes, a mixture of gentle hills and bottomland, abundant surface water and proximity to Dallas. Previous owners included a European prince as well as a series of agricultural investors. The Midwest native immediately recognized the potential.



Hageman's son-in-law, Shad Schenck, a pro angler, recognized something else:

incredible wildlife habitat.

The same ecological richness that powered the property's agricultural potential also lured tens of thousands of ducks from the central flyway every winter. That also meant the presence of the requisite bottomland fertility needed to nurture largemouth bass in lakes and ponds. Oak mottes dotted long stretches of grassland and created miles of high-quality habitat and cover critical to countless species such as whitetails. With proper planning and long-term management, the surrounding uplands could become prime habitat for game birds such as bobwhite quail and pheasant. Thus, a unique hunting and nature reserve was born.



First, the water.

Thanks to 22,000 acre-feet of surface water, three reservoirs were stocked with largemouth bass. Smaller ponds were designed with fly-fishing in mind. Although the Sulphur River watershed provided superb waterfowl habitat, Hageman brought Shane Roethle on board. A wildlife biologist with a track record in Stuttgart, Arkansas, Roethle developed a program to optimize the mix of marshland plants for waterfowl. Today, flooded corn, rice, and soybean fields and a green-tree reservoir draw in ducks by the thousands. To promote natural regeneration of smartweed and millet, the system draws down selected wetlands, thus exposing the soil to sunlight. This stimulates plant growth. These areas are then reflooded, creating ideal waterfowl habitat.

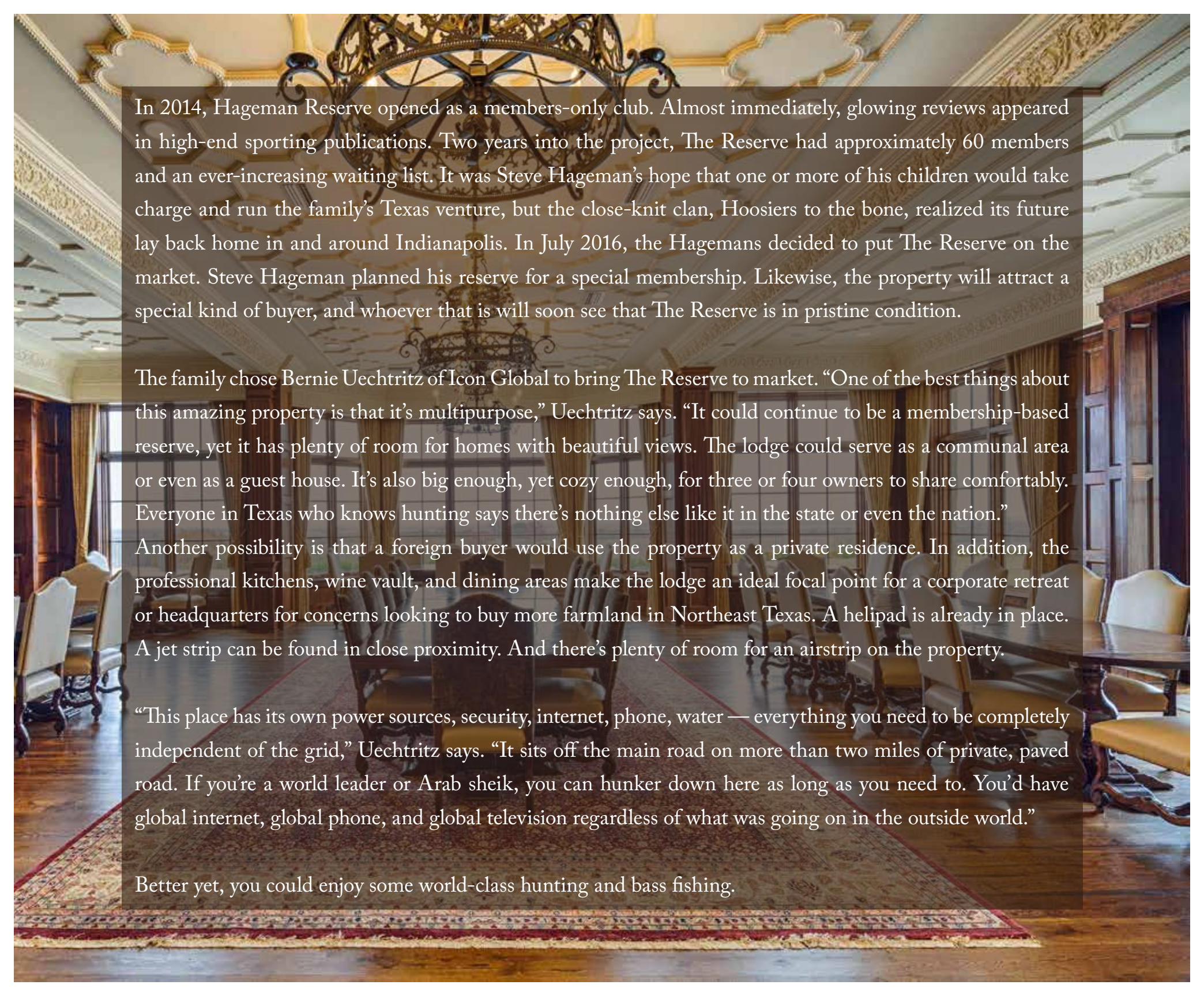


Next, the uplands. Most Indiana farmers, including Hageman, know a thing or two about pheasant and quail habitat. The vast patchwork of cultivated fields and natural cover at The Reserve creates ideal habitat for upland game birds — and hunters. Before they get out in the field, most shooters like to limber up and sharpen their shooting eye. So Hageman built a shooting complex complete with pistol and rifle range, trap and skeet field, a 12-station sporting clays course, and a crazy quail bunker. The Hageman family envisioned a lodge with half a dozen guest rooms, but thinking small is not the way the family fortune was made. Hageman thought 30 rooms seemed about right. The family got on board, and from there on, the vision grew into a classic.



For the building site, Hageman selected the highest point in Hopkins County. He had the lodge made with Texas limestone, roofed in slate, and floored in the post oak cleared from the property. In addition to 28 guest suites, the lodge features a 5-bedroom, 5½-bath owner's suite, a 3-bedroom, 3½-bath presidential suite, and a 2-bedroom, 2-bath founder's suite. A geothermal system heats and cools the structure. Those needing to take a break from the field can avail themselves of a giant swimming pool just a few steps away. The pool house is also a favorite setting on game days. In addition, a 4-bedroom, 4-bath lake house and a 6,400-square-foot range house are also available. To enhance the Old World feel, a vineyard and orchard were planted.



A photograph of a grand, ornate dining room. The room features a large, intricate chandelier hanging from a ceiling with decorative moldings. The floor is covered with a large, patterned rug. The walls are dark wood-paneled, and there are large windows with curtains. The room is furnished with several tables and chairs, suggesting a formal dining area.

In 2014, Hageman Reserve opened as a members-only club. Almost immediately, glowing reviews appeared in high-end sporting publications. Two years into the project, The Reserve had approximately 60 members and an ever-increasing waiting list. It was Steve Hageman's hope that one or more of his children would take charge and run the family's Texas venture, but the close-knit clan, Hoosiers to the bone, realized its future lay back home in and around Indianapolis. In July 2016, the Hagemans decided to put The Reserve on the market. Steve Hageman planned his reserve for a special membership. Likewise, the property will attract a special kind of buyer, and whoever that is will soon see that The Reserve is in pristine condition.

The family chose Bernie Uechtritz of Icon Global to bring The Reserve to market. "One of the best things about this amazing property is that it's multipurpose," Uechtritz says. "It could continue to be a membership-based reserve, yet it has plenty of room for homes with beautiful views. The lodge could serve as a communal area or even as a guest house. It's also big enough, yet cozy enough, for three or four owners to share comfortably. Everyone in Texas who knows hunting says there's nothing else like it in the state or even the nation." Another possibility is that a foreign buyer would use the property as a private residence. In addition, the professional kitchens, wine vault, and dining areas make the lodge an ideal focal point for a corporate retreat or headquarters for concerns looking to buy more farmland in Northeast Texas. A helipad is already in place. A jet strip can be found in close proximity. And there's plenty of room for an airstrip on the property.

"This place has its own power sources, security, internet, phone, water — everything you need to be completely independent of the grid," Uechtritz says. "It sits off the main road on more than two miles of private, paved road. If you're a world leader or Arab sheik, you can hunker down here as long as you need to. You'd have global internet, global phone, and global television regardless of what was going on in the outside world."

Better yet, you could enjoy some world-class hunting and bass fishing.









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