



Tin Top River Ranch

Hood County | 127.15 Acres



7205 Tin Top Road Weatherford, TX 76087

Experience a unique 127-acre ranch just 45 minutes from downtown Fort Worth, seamlessly blending lakefront living and ranch life along the scenic Brazos River. This stunning property offers unparalleled amenities, including a 3.5-acre riverfront compound with a main cabin, pavilion, and floating dock. With 140 feet of elevation changes and miles of rugged terrain, enjoy activities like hunting, fishing in private ponds, or exploring 35 miles of Lake Granbury from your backyard. Embrace the tranquility of nature with no neighbors across the river, making this extraordinary ranch the perfect retreat for family and friends.





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Overview

Tin Top River Ranch - Discover a remarkable 127-acre ranch that feels like a vast wilderness, offering a unique blend of amenities and experiences that you won't find anywhere else—just 45 minutes from downtown Fort Worth. Nestled along the scenic Brazos River in northern Hood County, this property is a true sanctuary for nature lovers, outdoor enthusiasts, and those seeking tranquility. Imagine having your boats, horses, and hunting grounds all in one place. Here, you can immerse yourself in a world where every day holds adventure. With 140 feet of elevation changes, you'll enjoy breathtaking views and the chance to explore miles of rugged terrain. Get lost in the woods, hunt trophy deer, or cultivate your land with hay for your horses or sunflowers for dove hunting. Picture yourself fishing in your private ponds or navigating 35 miles of the Brazos and Lake Granbury right from your backyard. You'll have the rare opportunity to enjoy lakefront living while also embracing all the opportunities of a ranch. As the sun sets, gather with family and friends on the back porch or the covered pavilion, where memories are made against a backdrop of stunning river views. Whether you're hunting deer, dove, duck, turkey, or simply observing the wildlife, this property is a haven for those who appreciate the beauty of nature and the joy of outdoor living. You won't ever have to worry about neighbors across the river ruining your views or your day, making this a private retreat that feels worlds away, yet remains conveniently close to urban amenities. This extraordinary ranch combines the best of both worlds—a lake house and a ranch—making it the ultimate retreat for family, friends, and generations to come. Experience the joy of outdoor living, the thrill of adventure, and the peace of mind that comes with owning a piece of Texas paradise.

Location

Situated just a mile south of the Parker County line in northern Hood County on the highly desirable Tin Top Road, this property is conveniently located: only 12 minutes to downtown Granbury, 26 minutes to downtown Weatherford, and a straightforward 45-minute drive to downtown Fort Worth.

Improvements

The heart of the ranch features a 3.5-acre riverfront compound that includes a main cabin, a covered pavilion, and a boat dock, all designed for relaxation and entertainment. The cabin boasts an open-concept living, dining, and kitchen area, two bedrooms, and a full bath downstairs, with additional bunkrooms and a full bath upstairs for extra guests. Every window frames breathtaking views of the Brazos River. The back porch flows seamlessly to a pavilion—ideal for gatherings—while the floating dock provides year-round access to deep water, perfect for fishing and boating. A 30x60 barn ensures your river and ranch toys are safely stored, while a second rustic cabin perched atop a hill offers million-dollar vistas and unforgettable sunsets. A third cabin sits at the base of the mountain overlooking the river pasture.

Terrain

The ranch showcases a remarkable diversity of ecosystems. Approximately two-thirds of the land is characterized by classic Cross Timbers woodlands, home to live oak, elm, mesquite, cedar and redbud trees. The remaining third features fertile river bottom soils with lush coastal Bermuda grass and stately pecan trees, creating a picturesque landscape perfect for farming or simply enjoying the natural beauty.

Water

Reliable water resources are abundant, with a main well producing 14 GPM and three stocked ponds providing excellent fishing opportunities. The Brazos River offers an expansive 35 miles of navigable water, ideal for water skiing, fishing, kayaking, or cruising on a pontoon boat.

Utilities

Tri-County Electric provides electricity to the property, water is supplied by two ground water wells, and the cabins have septic systems.

Minerals

The sellers own a 50% undivided interest in 25% of the minerals and the executive rights. The sellers may consider conveyance of some minerals with the right offer.

Links:

Property Website

Property Map

LANDS & DWELLINGS

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Information provided is not guaranteed





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date