

# 7435 COUNTY RD 265

## DUBLIN, TEXAS

BEDS 4 | BATHS 2.1 | 2,304 SQFT | 314 ACRES



**BUILD YOUR LEGACY  
ON TEXAS LAND**

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*“Nature, Space, and Opportunity  
Combined”*



# YOUR SLICE OF TEXAS PARADISE



Experience the ultimate country lifestyle on this sprawling 314-acre ranch. The custom ranch home features 4 bedrooms and 2.5 baths, with a master suite on the first floor and three upstairs bedrooms sharing a Jack & Jill bath. Open-concept living and kitchen areas showcase stunning wood floors and modern finishes.

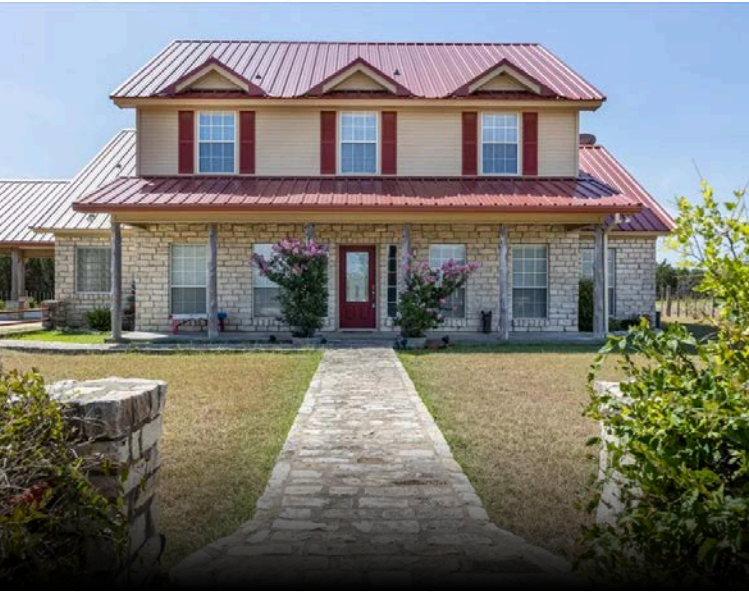
Step outside to a custom patio with a built-in smoker and pit, complete with a striking Big Ass Fan—both stylish and functional. The land offers endless opportunities for hunting, fishing, grazing, and exploring.



Twenty-seven acres of cultivated fields are perfect for a deer plot, while three stock tanks provide recreation and wildlife habitat. One crystal-clear tank is stocked with trophy-size catfish, a true fisherman's delight. A 60'x40' metal barn with concrete floors and electric includes 60'x30' overhangs on two sides and a 40'x20' approach to the overhead door.

Additional amenities include an RV hookup with water. Bring your horses, cows, goats, or chickens—this ranch has room for everything and everyone.

# EXCEPTIONAL FEATURES



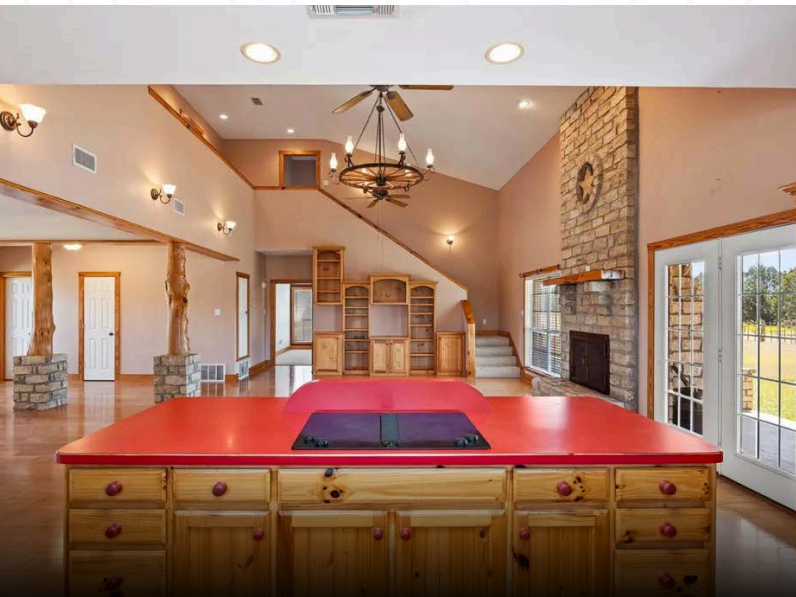
Experience true Texas country living on this stunning 314-acre ranch, combining luxury, recreation, and endless outdoor possibilities.

- Custom Ranch Home: 2,304 sq ft, 4 bedrooms, 2.5 baths, open-concept living, wood floors, and master on first floor.
- Outdoor Entertaining: Custom patio with built-in smoker and pit, plus a Big Ass Fan for style and comfort.
- Prime Land: 27 acres of cultivated fields, 3 stock tanks, ideal for hunting, fishing, grazing, or exploration.
- Fishing Paradise: Crystal-clear stocked tank with trophy-size catfish.
- Functional Ranch Infrastructure: 60'x40' metal barn with concrete floors, electric, overhangs, and RV hookup with water.
- Livestock Ready: Ample space for horses, cows, goats, chickens, or any livestock.

This ranch delivers the perfect blend of luxury, functionality, and outdoor adventure—ready for you to make it your own Texas legacy.



# ADDITIONAL PHOTOS





## ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



**RANCHMAN**  
PROPERTIES  
TEAM

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