

SANDHILL RANCH

6,895 ACRES
ESTELLINE, TEXAS

A SPORTSMAN'S PARADISE

*"You'll be hard pressed to find a
better recreational ranch."*



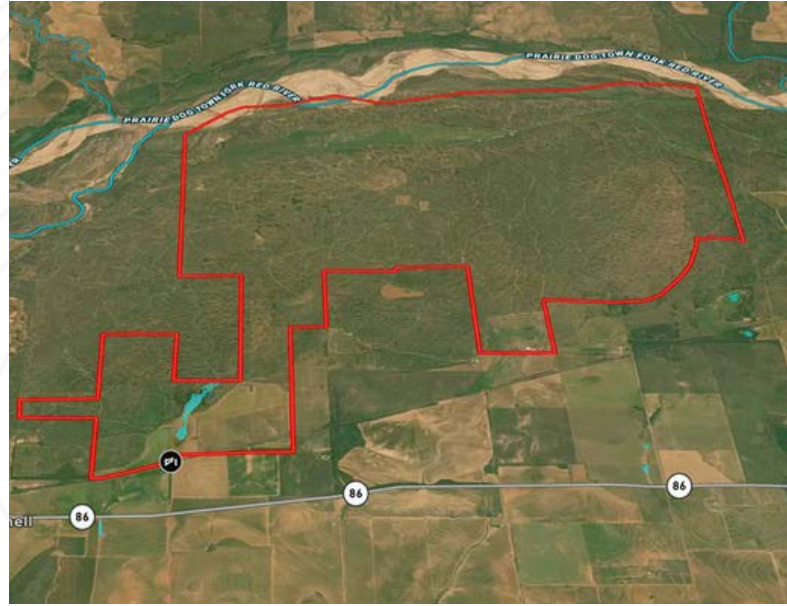
RANCHMAN
PROPERTIES
TEAM

A PREMIER RECREATIONAL & WORKING RANCH



The Sandhill Ranch, located outside of Estelline, TX, covers an impressive 6,895 acres and features 4.5 miles of river frontage along the Prairie Dog Town Fork of the Red River.

This place is truly a sportsman's paradise — offering some of the best free-range hunting for trophy mule deer, whitetail, quail, turkey, dove, and hogs, you'll be hard pressed to find a better recreational ranch. The terrain is perfect for horseback riding and off-roading, and it comes with a fantastic lodge that sleeps 29 people, plus a 3-bedroom, 2-bath foreman's house.



From world-class hunting to wide-open grazing country, Sandhill Ranch is the ultimate blend of rugged beauty and refined infrastructure. With trophy mule deer, whitetail, quail, turkey, dove, and hogs, the ranch provides exceptional free-range hunting across a landscape designed for exploration—by horse, ATV, or on foot.

The diverse terrain includes rolling native grass hills, open sand dunes near the river, fertile fields, river flats, and productive pasturelands—ideal for both wildlife and cattle operations. Whether you're running a full-scale agricultural enterprise or enjoying the serenity of the land, Sandhill Ranch offers unmatched flexibility.



EXCEPTIONAL LODGING & ACCOMMODATIONS

At the heart of the ranch is a luxurious main lodge, thoughtfully designed to accommodate up to 29 guests. Highlights include:

- 6 private king suites
- 8 full bathrooms
- 2 bunk rooms
- Spacious living area
- Chef's kitchen with commercial-grade appliances
- Covered outdoor entertaining space
- 75' x 30' attached covered parking

WORLD-CLASS INFRASTRUCTURE

Sandhill Ranch is impressively equipped with an infrastructure rarely seen on the market today:

- 17 water wells (electric, solar, and wind) sourced from the Seymour Aquifer, plus multiple surface tanks
- 19 miles of perimeter fencing and 16+ miles of cross-fencing
- 2.5-mile cattle alley connecting the headquarters to working pens
- Hydraulic chutes at both working facilities

The ranch includes a 7,600 SF workshop and barn with an office, bathrooms, and corrals, a dedicated dog kennel with 9 covered runs, an 8,000 SF hay barn, and a 1,800 SF equipment shed.

TURNKEY HUNTING OPERATION

Every detail has been considered to create a year-round hunting experience. The ranch comes fully equipped with:

- Strategically placed blinds
- Corn, protein, quail, and turkey feeders throughout
- Exceptional habitat management



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.



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