

ROLLING R RANCH

1,303.31± ACRES

COOKE COUNTY, TEXAS

\$21,500,000



(214) 361-9191
www.hrcranch.com

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OVERVIEW: Nestled in the heart of the historic Clear Creek Valley in Cooke County, Rolling R Ranch is a remarkable legacy property that represents a rare opportunity to own one of North Texas' most captivating landscapes. Encompassing approximately 1,303 contiguous acres, the ranch combines rich agricultural heritage, exceptional recreational value, and the natural beauty that has attracted families to the valley for generations. Defined by more than 2.5 miles of Clear Creek, mature hardwood forests, native grasslands, and ancient pecan groves, the property's diverse landscape supports productive cattle operations while offering outstanding hunting, fishing, horseback riding, and outdoor recreation.

Rolling R Ranch was not acquired as a finished property. Instead, it was thoughtfully assembled and carefully shaped over nearly 30 years by the current owner through the acquisition of adjoining acreage and a long-term vision centered on stewardship, family, and the outdoors. Every major decision—from the placement of homes, trails, and scenic overlooks to grazing management and wildlife habitat conservation—was made to preserve the ranch's natural character while enhancing its functionality and beauty. The result is a property that reflects decades of intentional land stewardship and planning, designed with future generations in mind.

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The ranch's dramatic topography and timeless character sets it apart from virtually every other offering in the region. More than 100 feet of elevation change unfolds across sharp ridges and scenic overlooks, revealing breathtaking panoramic views of the Clear Creek Valley below. From sunrise casting golden light across the creek bottoms to vibrant Texas sunsets stretching across the horizon, the ranch's elevated vantage points offer an ever-changing backdrop showcasing the very best of Cooke County.

The improvements have been thoughtfully positioned to preserve the property's commanding views while encouraging outdoor living. The main ranch home is in a park-like setting featuring professional landscaping, flagstone walkways, a swimming pool, and a hot tub. Complementing the residence is an exceptional equestrian barndominium with well-appointed living quarters, strategically positioned so the owner can enjoy close proximity to the horses.

Located near the historic Chisholm Trail and Butterfield Overland Mail Route, Rolling R Ranch occupies one of North Texas' most historically significant landscapes. Historic pioneer trail remnants, nearby frontier landmarks, and connections to the legend of Sam Bass add another layer to the property's rich history. Despite its remarkable sense of seclusion, expansive views, and exceptional natural diversity, the ranch is located approximately 75 minutes from the Dallas-Fort Worth Metroplex, making it ideally suited for family retreats, recreation, equestrian pursuits, and working ranch operations.



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LOCATION: Rolling R Ranch is located on the northeastern edge of the Cross Timbers & Prairies Region of Texas, along the Clear Creek Valley west of Interstate 35, between Rosston and Era near the community of Leo in southwest Cooke County. It is approximately 1 hour and 30 minutes from Dallas and 1 hour and 15 minutes from Fort Worth. Nearby towns include:

- Rosston (3 miles west)
- Muenster (16 miles north)
- Gainesville (23 miles northeast)
- Decatur (24 miles southwest)
- Denton (39 miles southeast)
- DFW International Airport (65 miles)

Physical Address: 1796 FM-328, Rosston, Texas 76263

MAIN HOUSE: Built in 2014, the 3,716-square-foot main residence offers four bedrooms and four-and-a-half bathrooms with a functional floor plan designed for both everyday living and entertaining. The open-concept great room features a stone fireplace with stone flooring that extends throughout all the main living spaces. The kitchen includes granite countertops, custom cabinetry, a large center island, and a butler's pantry for additional storage and prep space. A wet bar is located adjacent to the main living area. Just off the kitchen is a screened-in porch overlooking the landscaped and irrigated grounds, along with a swimming pool and hot tub that provide an ideal setting for relaxing or entertaining family and guests.



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BARNDOMINIUM: Built in 2001, the 2,800-square-foot barndominium serves as ranch headquarters or additional lodging for family and visitors. A unique combination of comfortable accommodations and functional ranch infrastructure, the upper level includes 1,724 square feet of living space with four bedrooms, two bathrooms, a full kitchen, an open living area, and a screened balcony overlooking the surrounding wildlife sanctuary. The lower level features a climate-controlled workshop with a full bathroom, providing ample space for projects, equipment storage, or ranch operations. Adjacent to the workshop is a four-stall horse barn with a dedicated tack room, creating a practical equestrian facility that keeps horses and equipment conveniently housed under one roof.

Additional Barns:

- 4,800 SF Hay Barn
- 1,600 SF R Panel Barn, 312 SF Fully Enclosed
- 1,200 SF R Panel Barn, 520 SF Fully Enclosed

TERRAIN: The ranch features nearly 100 feet of elevation change, creating a landscape of rolling hills, scenic ridgelines, and elevated overlooks. Sweeping views extend across the Clear Creek Valley, showcasing a blend of native rangeland, improved pastures, and mature hardwood creek bottoms.

One of the property's defining natural features is a limestone ridge that extends for more than 3 miles across the southern half of the ranch. The ridgeline offers ever-changing views across the Clear Creek Valley and surrounding countryside, making it one of the premier vantage points on the property. A picturesque waterfall cascades over limestone ledges below the ridge, creating a striking focal point within the rugged terrain and a quiet retreat to enjoy the natural beauty of the ranch.



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VEGETATION: The ranch supports a diverse mix of native prairie, improved pasture, and mature hardwood forests characteristic of the Clear Creek Valley. Rolling uplands are dominated by native grasses including big bluestem, little bluestem, silver bluestem, switchgrass, sideoats grama, and Indiangrass. These deep-rooted species provide quality forage, improve soil health, and create habitat for wildlife.

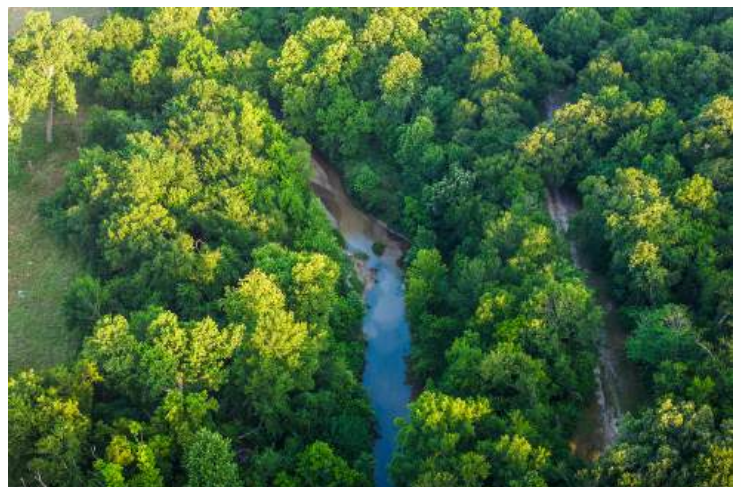
Complementing the native range are well-maintained Bermuda grass pastures that provide productive grazing for livestock. Along Clear Creek, the ridges, and the numerous draws, mature stands of red oak, post oak, live oak, chinkapin oak, and stately pecan trees provide shade, mast production, and excellent cover for whitetail deer, turkey, and other native wildlife.

Native sand plum thickets are scattered throughout the ranch, producing vibrant spring blooms while providing

valuable browse and nesting cover. The combination of native rangeland, improved pastures, mature hardwoods, and healthy understory vegetation creates a productive landscape that supports both livestock operations and abundant wildlife.

WATER FEATURES: LIVE water is one of the ranch's most defining features, with more than 2.5 miles of Clear Creek flowing through the property, including Cove Hollow Creek which flows in from the west. In addition to the creek system, the ranch includes 11 stock ponds.

Groundwater is also excellent and there are 4 water wells. Wells provide water to the homes and improvements. Waterlines are also in place and distribute water to 14 water troughs, many of which are concrete. This ranch has abundant water resources.



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RECREATION: Beyond its exceptional hunting opportunities, the Rolling R Ranch has been thoughtfully enjoyed as a place for outdoor recreation and family adventure. An extensive network of trails winds through the property, providing miles of routes well suited for hiking, mountain biking, and enduro riding while showcasing the ranch's diverse terrain, hardwood forests, limestone ridges, and native grasslands.

More than 2.5 miles of Clear Creek invite endless exploration. A long-standing family tradition known simply as "creeking" involves walking the creek from one end of the ranch to the other, discovering limestone ledges, clear pools, wildlife, and artifacts from days gone by. It is an experience that has become a defining part of the ranch for multiple generations.

A dedicated camping area, complete with elevated tent platforms and a fire pit, provides an ideal gathering place for overnight stays beneath the stars. Combined with outstanding birding opportunities and the peaceful setting found throughout the ranch, the Rolling R offers recreation that extends well beyond hunting, creating a property designed to be experienced and enjoyed year-round by family and friends.



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WILDLIFE: The property supports healthy populations of native game and non-game species commonly found throughout the Cross Timbers region of North Texas, including:

- White-tailed deer
- Rio Grande turkey
- Dove
- Wild hogs
- Coyotes
- Bobcats
- Numerous songbirds and native species

Cooke County has long been recognized for producing quality native whitetails, and the Rolling R Ranch offers the habitat and management characteristics that support that reputation. A diverse landscape of mature hardwoods, native prairie, limestone ridges, and productive creek bottoms provides ideal year-round cover, bedding areas, and natural browse for wildlife.

The ranch has been lightly hunted, allowing wildlife to mature with minimal pressure. The extensive creek bottom serves as a primary travel corridor while creating outstanding habitat for whitetail deer, Rio Grande turkey, and other native game. Combined with the property's size and diversity, the result is a ranch that offers both consistent recreational opportunities and the long-term potential for exceptional hunting.

CATTLE: This is a highly productive ranch for cattle and/ or hay production. There are 15 total pastures with 10 of these pastures being in improved grasses totalling about 350+/- acres. In addition, native pastureland on the south end of the ranch is productive as well.

FENCING & ROADS: The ranch is fully fenced and cross-fenced for cattle with two sets of working pens. Both perimeter and cross fencing are in good to excellent condition, with cattle guards and automatic gates allowing for easy travel between the 15 pastures.



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HISTORY: Beyond its exceptional beauty, Rolling R Ranch is steeped in the rich history of the North Texas frontier. Just minutes from the ranch, travelers cross the legendary Chisholm Trail, where millions of Texas cattle were driven north to the Kansas railheads, helping establish the enduring legacy of the American cowboy. The nearby Butterfield Overland Mail Route- America's first transcontinental road- once carried stagecoaches, mail, and settlers westward, with the historic Davidson Station serving as an important stop along the journey. These historic corridors place the ranch at the crossroads of some of the most significant events that shaped the American West.

The ranch overlooks the storied valleys of Clear Creek and Cove Hollow, forever linked to the legend of Sam Bass, whose infamous 1878 hideout was concealed within these rugged hills. Local folklore still tells of the missing cache of Union Pacific gold believed to have been buried somewhere in the surrounding countryside. Nearby Rosston also marks the southernmost point of the last major Kiowa and Comanche raid into North Texas in 1868, while remnants of early pioneer trails can still be found winding through the ranch's wooded ridges, offering a tangible connection to generations of Texas history.



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UTILITIES:

- Electricity- PenTex Energy
- Four Water Wells
- Internet- Speed of Light
- TV- DISH
- Propane- Enderby Gas
- Backup Power- Four generators that service the improvements

SCHOOL DISTRICT: Era ISD

TAXES: 2025 taxes were \$24,591.45. Property is agriculturally exempt.

MINERALS: Seller to convey minerals. 2026 mineral royalty average of \$2,288.01/Month.

EASEMENTS: One pipeline and three gathering lines traverse the property with minimal impact. Electric utility easement that services the improvements.

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

PRICE: **\$21,500,000**

BROKER'S COMMENTS: Rolling R Ranch is the kind of property that rarely becomes available. It combines exceptional live water, dramatic topography, productive cattle country, outstanding wildlife habitat, and quality improvements with a rich historical legacy that cannot be replicated. From dedicated stewardship to breathtaking views of Clear Creek Valley, every aspect of this ranch reflects decades of thoughtful ownership and pride. Whether envisioned as a legacy family retreat, a premier recreational ranch, or a long-term investment in one of North Texas' most desirable ranching regions, Rolling R Ranch stands among the finest offerings to come to market in recent years and represents an opportunity that discerning buyers may not see again for decades.

CONTACT:

Blake Hortenstine- Broker/Partner

(214) 616-1305 mobile

blake@hrcranch.com

Cash McWhorter- Broker/Partner

(469) 222-4076 mobile

cash@hrcranch.com

Jonathan James- Agent

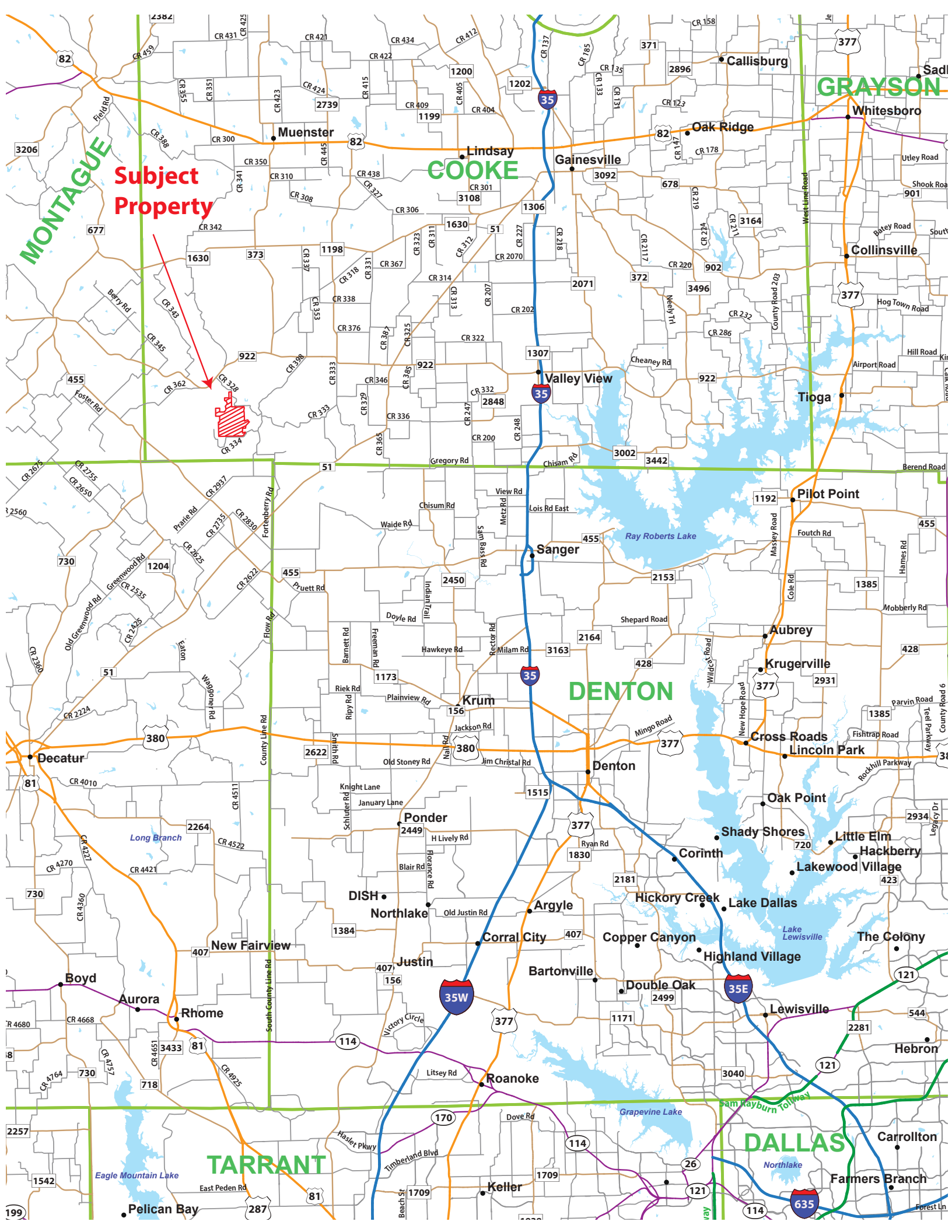
(580) 808-5618 mobile

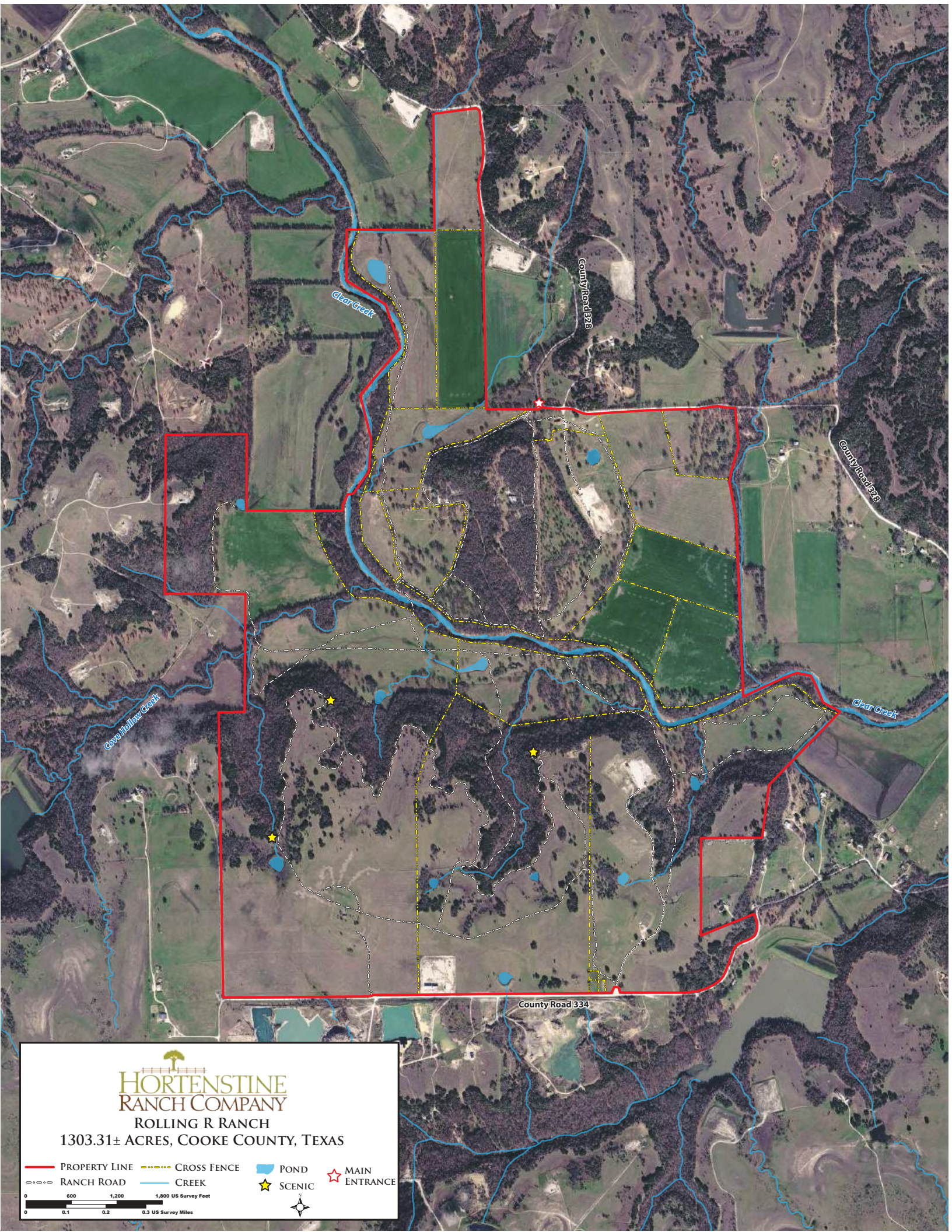
chrisw@hrcranch.com

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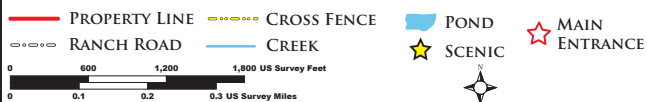


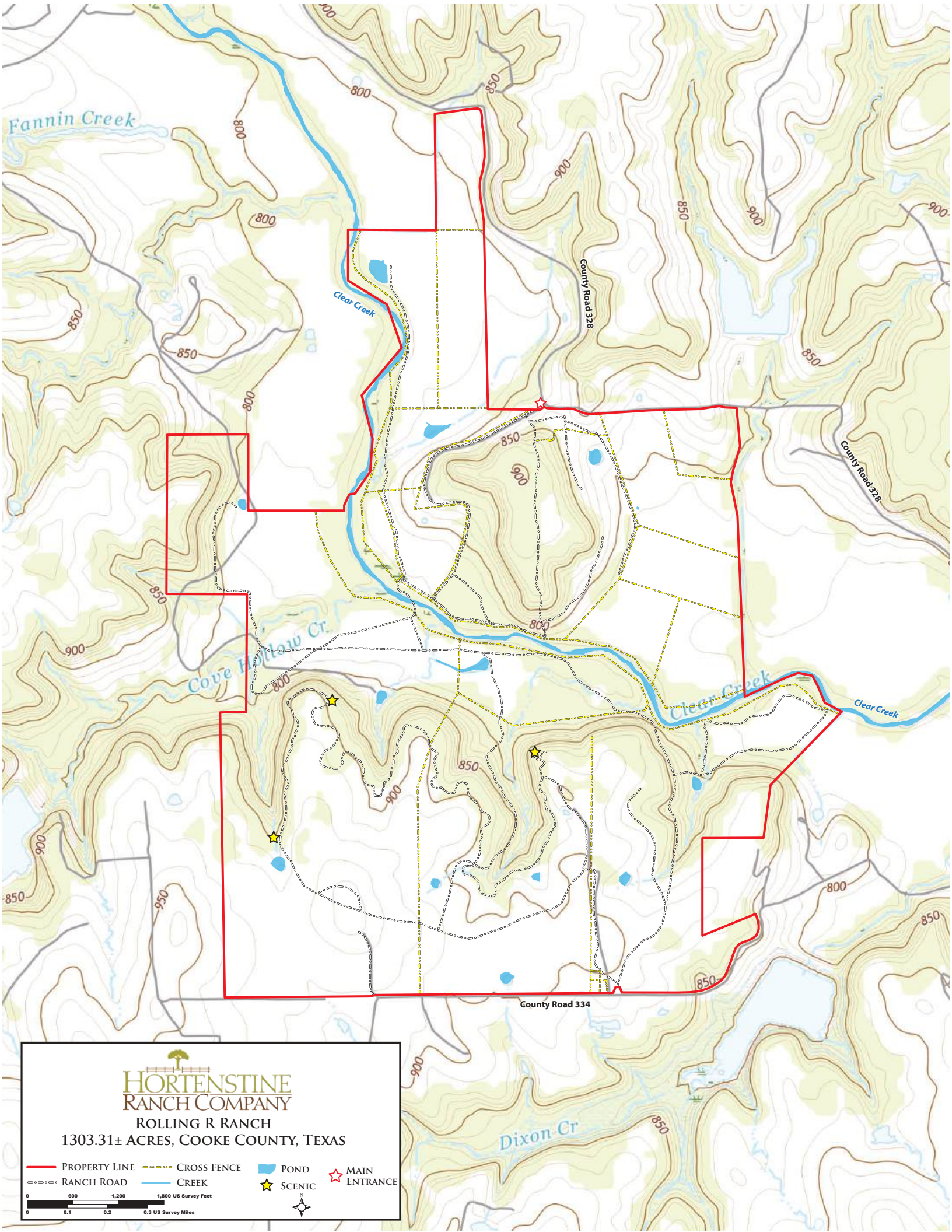




HORTENSTINE
RANCH COMPANY

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- PROPERTY LINE
- - - CROSS FENCE
- POND
- ★ MAIN ENTRANCE
- - - RANCH ROAD
- CREEK
- ★ SCENIC

0 600 1,200 1,800 US Survey Feet
0 0.1 0.2 0.3 US Survey Miles



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Mobile: (214) 616-1305

Cash McWhorter- Broker/Partner

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Mobile: (469) 222-4076

Jonathan James- Agent

jonathan@hrcranch.com

Mobile: (580) 808-5618