

ROCKIN' R RANCH

135.74± ACRES

WOOD COUNTY, TEXAS

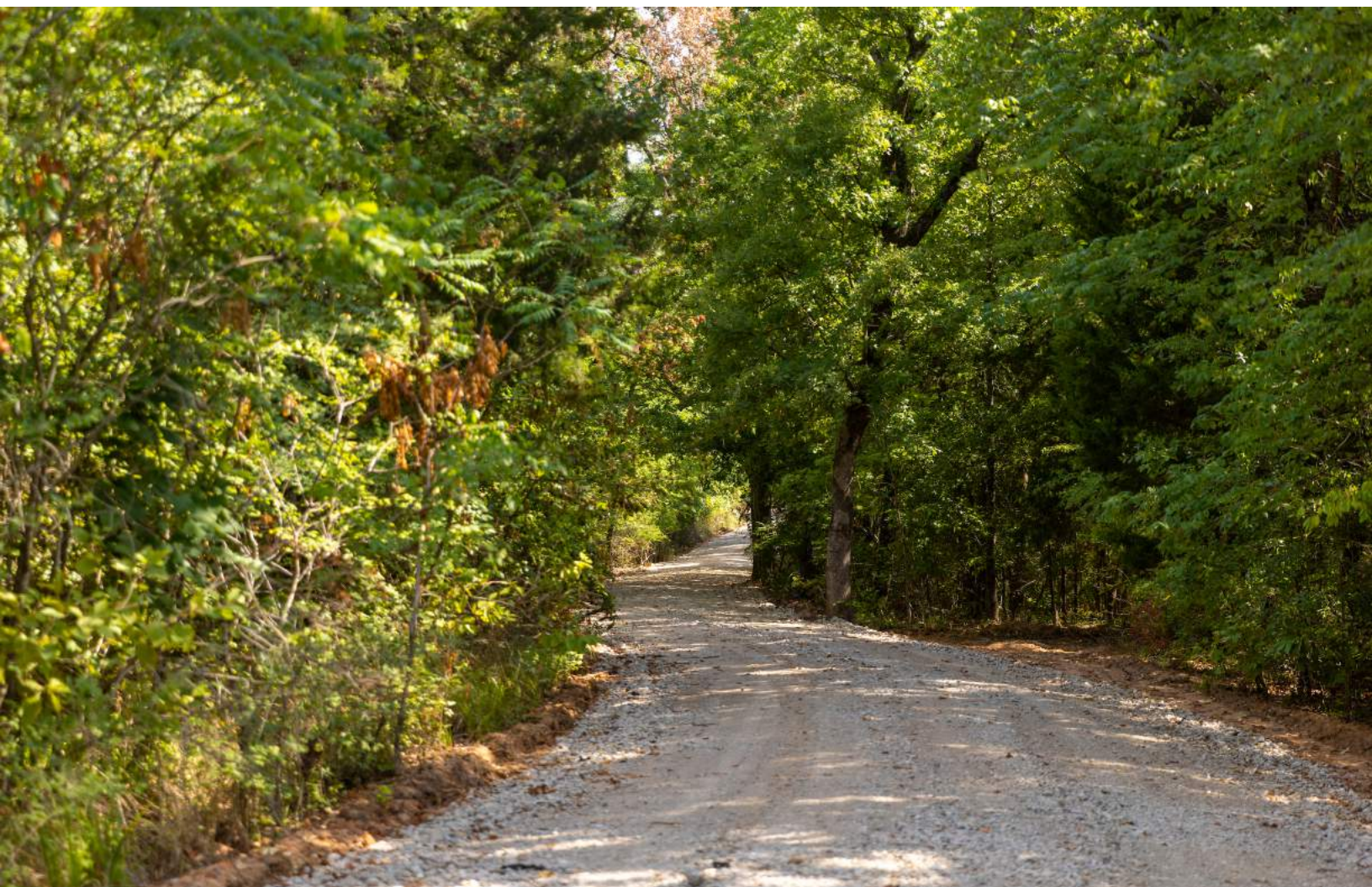
\$950,194



Office: (214) 361-9191
www.hrcranch.com

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PROPERTY DESCRIPTION: The Rockin R Ranch is a highly desirable recreational ranch located in close proximity to Lake Fork approximately 85+/- miles east of Dallas in the rolling hills of East Texas, near the quaint towns of Emory & Yantis, Texas. This ranch has been utilized in the past as a hunting, recreational and property held for family enjoyment. The 135.72 +/- acre Rockin R Ranch is primed for development and/or recreational use and investment. Over 2 miles of meticulously managed trails, bridges for year-round creek crossings, caliche entry road, cleared food

plots and rights of way provide inspiration for the buyer who desires a premier East Texas property. The ranch boasts 90+% mature tree cover being mostly hardwoods, meandering creeks, rolling topography, utilities and excellent paved road frontage lend well to the avid sportsman or recreational enthusiast and/or primary/secondary home owner. This property represents a remarkable respite opportunity for the Buyer located 7/10ths of a mile from the shore of Lake Fork Reservoir – across the street!

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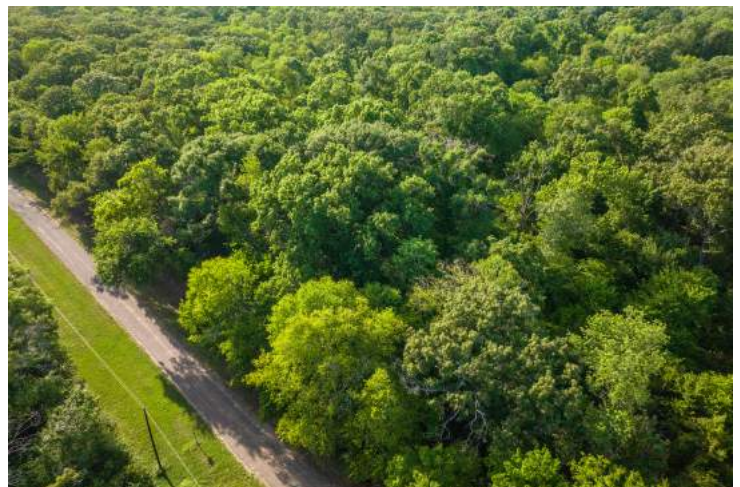
LAKE FORK RESERVOIR: The infamous Lake Fork is known worldwide for the record-breaking Largemouth Bass fishery. Per Texas Parks and Wildlife records' the lake has produced 15 of the top 25 and 27 of the top 50 largemouth bass caught in the state of Texas! The lake continues to produce fish over the 10 lb. mark that all avid anglers seek to achieve. Lake Fork Creek rises in the southeastern corner of Hunt County and flows in an easterly direction for ~78 miles to its confluence with the Sabine River eight miles southeast of Mineola. The stream drains an area of approximately 685 square miles in Wood, Rains, and Hopkins Counties in the uppermost northeast portion of the Sabine River Basin.

The reservoir, owned by the Sabine River Authority of Texas, was constructed to conserve water for municipal and industrial use. Convenient public access to Lake Fork is provided a mere 3.6 miles away from the property via Collins Landing.

LOCATION: Located in northwest Wood County, the main road and gate to the Rockin R Ranch fronts CR 1792 approximately 15 minutes east of Yantis, Texas, 15 minutes north of Emory, Texas, and 30 minutes south of Sulphur Springs, Texas. The ranch is a convenient 1.5-hour drive northeast of downtown Dallas, Texas, and 2 hours northeast of downtown Fort Worth, Texas.

DIRECTIONS: From Yantis, Texas, take FM 514 west for 5 miles, turn right continuing along FM 514 for 1.5 miles. Take a right at RS CR 3420, then baring right onto CR 1792 approximately 1.2 miles where the property lies on the left-hand side of the road.

TERRAIN: Topography on the Rockin R Ranch is characterized by East Texas rolling upland hills transected by Brier Creek as it meanders toward Lake Fork. Elevation varies from approximately 470' at the SW and NW corners to 410' in the Brier Creek channel.



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TREE COVER: Mature Oak hardwood canopies comprise the majority of the tree cover on Rockin R Ranch together with other mixed hardwoods. Plentiful natural browse compliments the tree canopy and acorn production providing balanced forage for the native deer population.

SOIL: The soil composition on the ranch consists primarily of deposits of the Wilcox soil groups which generally exhibit sandy surface layers with clay dominate subsoils. Soils are fertile and lend well to wildlife food plots.

WILDLIFE: Abundant tree cover and forbs foster a robust Whitetail Deer population. The current owners have worked diligently to allow younger bucks to thrive in the area by only harvesting mature whitetails on a strict self-imposed management program. Their efforts certainly show in the current deer quality and past harvest records. Feral hogs, dove and other smaller game can also be found on the Rockin R Ranch. Duck hunting opportunities are supported by the pond located central to the property.

FISHING: Catfish are plentiful within the pond located on the property while trophy bass fishing abounds on nearby Lake Fork Reservoir. Due to fishery management efforts of the Texas Parks and Wildlife Department who began stocking the reservoir with Florida largemouth bass in 1978, the lake is a world-renowned trophy bass haven. The current state record largemouth bass weighing 18.18 pounds was caught from Lake Fork Reservoir in January 1992.

FENCING: Perimeter fencing is in fair to good condition on three sides of the property.

ACCESS: Blacktop CR 1792 parallels the entire southern boundary of the property providing all weather access to the ranch. Freshly manicured trails, a newly conditioned entry road, and bridges over the creek channels make entry access and traveling around the property enjoyable!

AIRPORTS: ~26 miles and ~30 minutes north of Rockin R Ranch in Sulphur Springs is the Sulphur Springs Municipal Airport. This publicly- owned and operated airport has two runways, both measuring 5,001' long by 75' wide.



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WATER: The ranch sits on top of the Carrizo-Wilcox aquifer, which can be a prolific water source for residential water wells. There is one productive water well located on the property with well-constructed/insulated well house.

ELECTRICITY: Rural electricity runs into the property underground and is provided by Wood County Electric Cooperative.

MINERALS: Surface only.

EASEMENTS: The only easements known to Broker are for residential electricity.

TAXES: With a timber exemption, the property taxes paid in 2021 were approximately \$350.00.

SUMMARY: The Rockin' R Ranch offers a unique opportunity to own an excellent recreational ranch, build a primary or secondary home site, and/or expand your investment portfolio. The fishing, hunting, and recreational opportunities found on the property are excellent! Proximity to Dallas/Fort Worth, proximity to Lake Fork, utilities and access make this ranch a rare find!



BUYERS & BROKERS: Buyer's brokers must be present for all initial showings. Buyers should notify Listing Broker that they are represented prior to touring the property. We welcome the opportunity to work with other Brokers / Agents, but expect their full participation in any transaction.

PRICE: \$950,194 or \$7,000 per acre

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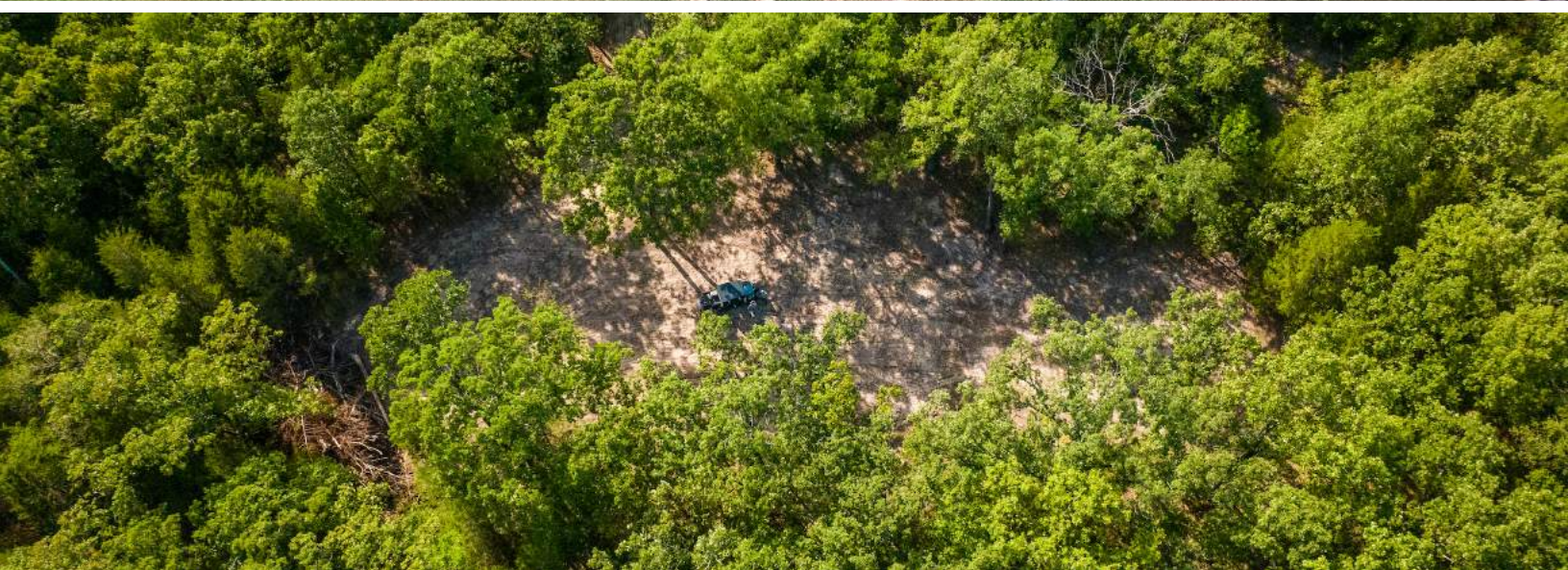
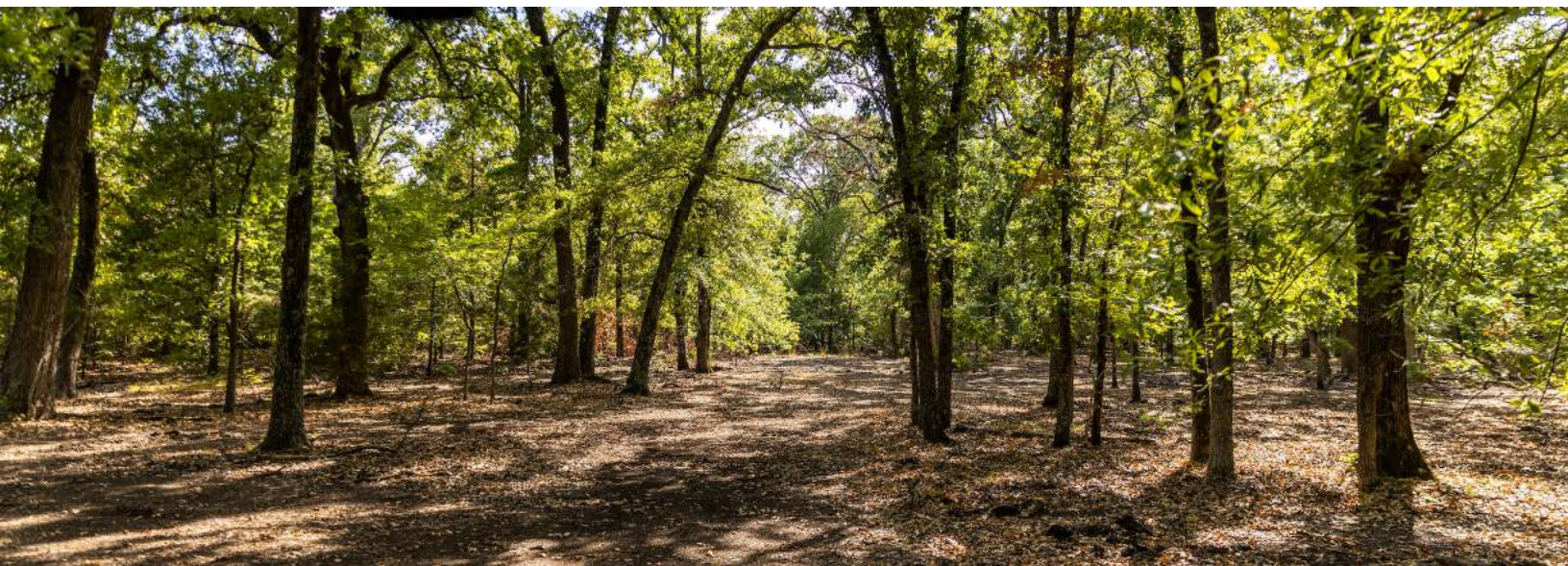
Cash McWhorter- Partner/Broker

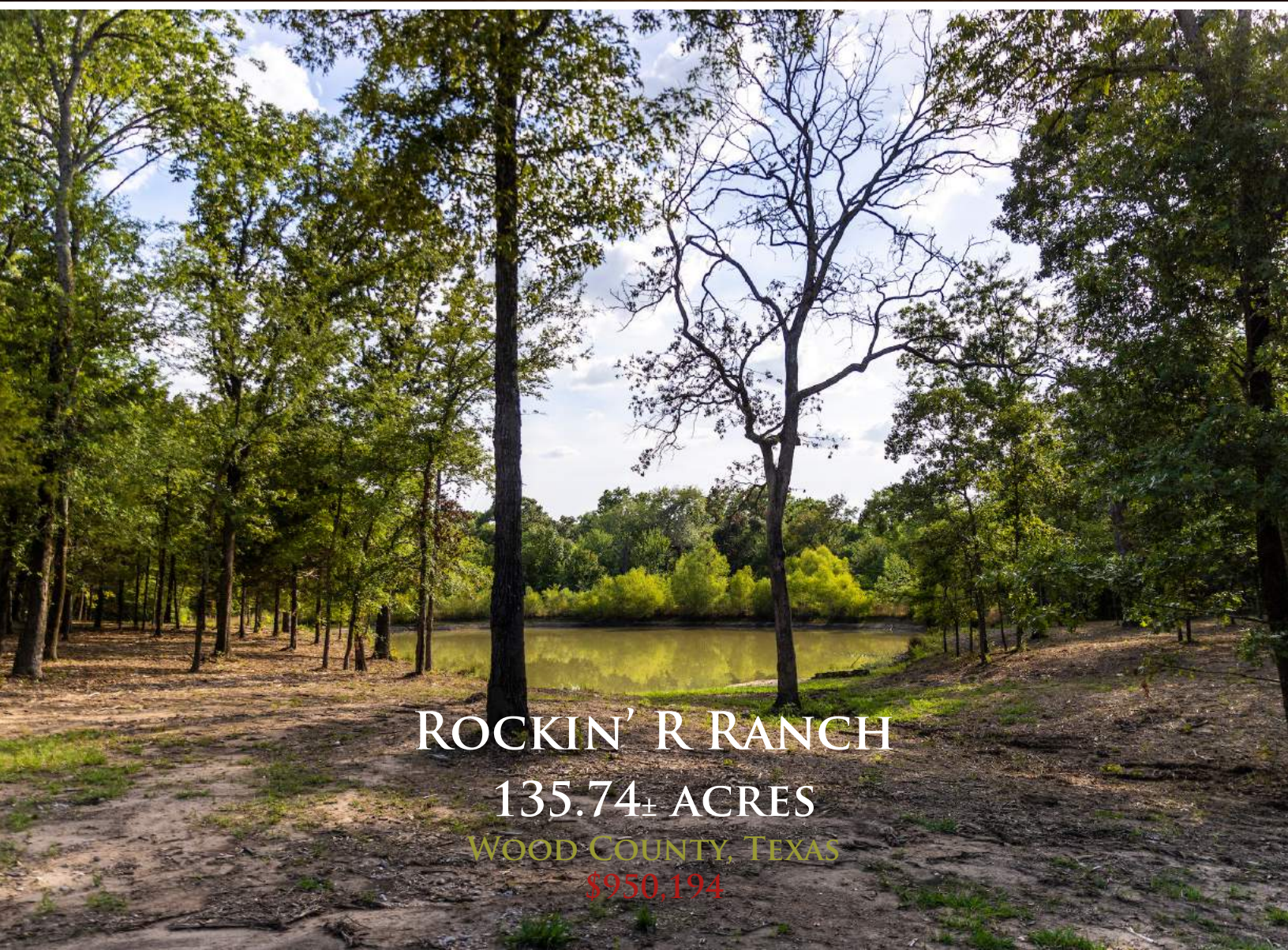
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