

2507 County Road 3600, Hawkins, Texas, 75765
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Hawkins, TX 75765

\$3,950,000
583± Acres
Wood County



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Hawkins, TX / Wood County

SUMMARY

Address

2507 County Road 3600,

City, State Zip

Hawkins, TX 75765

County

Wood County

Type

Hunting Land, Lot, Farms, Ranches, Residential Property, Single Family

Latitude / Longitude

32.607588 / -95.177656

Dwelling Square Feet

4593

Bedrooms / Bathrooms

4 / 4

Acreage

583

Price

\$3,950,000

Property Website

<https://www.mockranches.com/property/2507-county-road-3600-hawkins-texas-75765-wood-texas/83296/>



PROPERTY DESCRIPTION

The Iconic Yellow Rose Ranch is a property that truly must be seen to believe. The main ranch (North Division) is a ~583 acre beautifully manicured luxury showplace with high fence privacy. Highlights include a 25+ acre lake, two smaller lakes, multiple ponds, a stunning home with a multi-level resort style swimming pool overlooking the lake and a great guest house. The South Division is ~207 unimproved acres across CR 3600 which provides added recreational opportunities and privacy. The North and South divisions are offered separately or together for a combined 790 acres. Just like its name, the Yellow Rose Ranch is a gem of North Texas.

Improvements

Main House: The main residence is a beautiful 4,593 square foot 4 bed/4.5 bath luxury home overlooking the private lake. Visitors enter the circle drive where fountain jets and flags let them know they are somewhere special. Interior finishes include hardwood floors, custom trim, new paint, large windows and an open floor plan. The owner entertained guests on the large patio with amazing views of the lake and a spectacular resort style swimming pool. The pool is a negative edge, salt water pool with 8 different levels and 9 waterfalls that lead you down to a beautiful fire pit.

The pool house features resort style bathrooms, six showers and an upstairs master suite with a large covered back porch overlooking the lake.

The guest house is located on the north side of the ranch for complete privacy. It is a 1,706 square foot 3 bedroom / 2 bath custom home featuring a brick exterior, custom trim work, hardwood and tile floors, fresh paint and a two car garage.

The Boat House is located on the south side of the lake and features three electric boat lifts and an upstairs patio for fishing or entertaining.

There are several barns on the ranch including a 1,500 Sq. ft. metal shop with 4 sliding doors, perfect for storing tractors, cars and ranch equipment. There is a 640 square foot hen house for raising chickens, 347 square foot filter building made of stone to match the decor of the pool and to hold pool equipment, and 120 square foot pump and heater building.

A guard house is located at the main gate for secure private access. Most of the North Division is surrounded by 8 foot tall game fencing for added privacy.

Water

Abundant water makes the Yellow Rose Ranch stand out. The 25+ acre main lake, 5+ acre bass lake and 2.5 acre catfish pond are all well stocked and fed by three 750 ft. deep wells with 40hp commercial pumps.

The owner can grow their own bait fish or tilapia with two brood ponds especially designed for raising bait fish. Each have with electronic valves and gates for release to the main lake.

There are seven other ponds for waterfowl and fishing opportunities which are fed by runoff.

Habitat

The rolling terrain and diverse flora and fauna are spectacular. The ranch features large productive meadows for grazing cattle or bailing hay, several varieties of oaks and mature hardwoods, and tall majestic pines.

Water Wells

Three large 750 water wells with 40hp commercial pumps produce 200 GPM and feed the lakes.

There are 10 other standard wells, 30-100 feet deep for potable use, irrigation and backup water.

Yellow Rose is home to native wildlife species including White-tailed deer, turkey, game birds and a few quail. Because it has not been overstocked with livestock or exotics, the native browse plants are abundant. There are fields of native blackberries, ripe for the picking and eating straight off the vine.

A large private orchard grows plums, peaches, pears, apples, and pomegranates for the owners and guests to enjoy. The owners also kept a large organic garden which is surrounded by high fence as well.

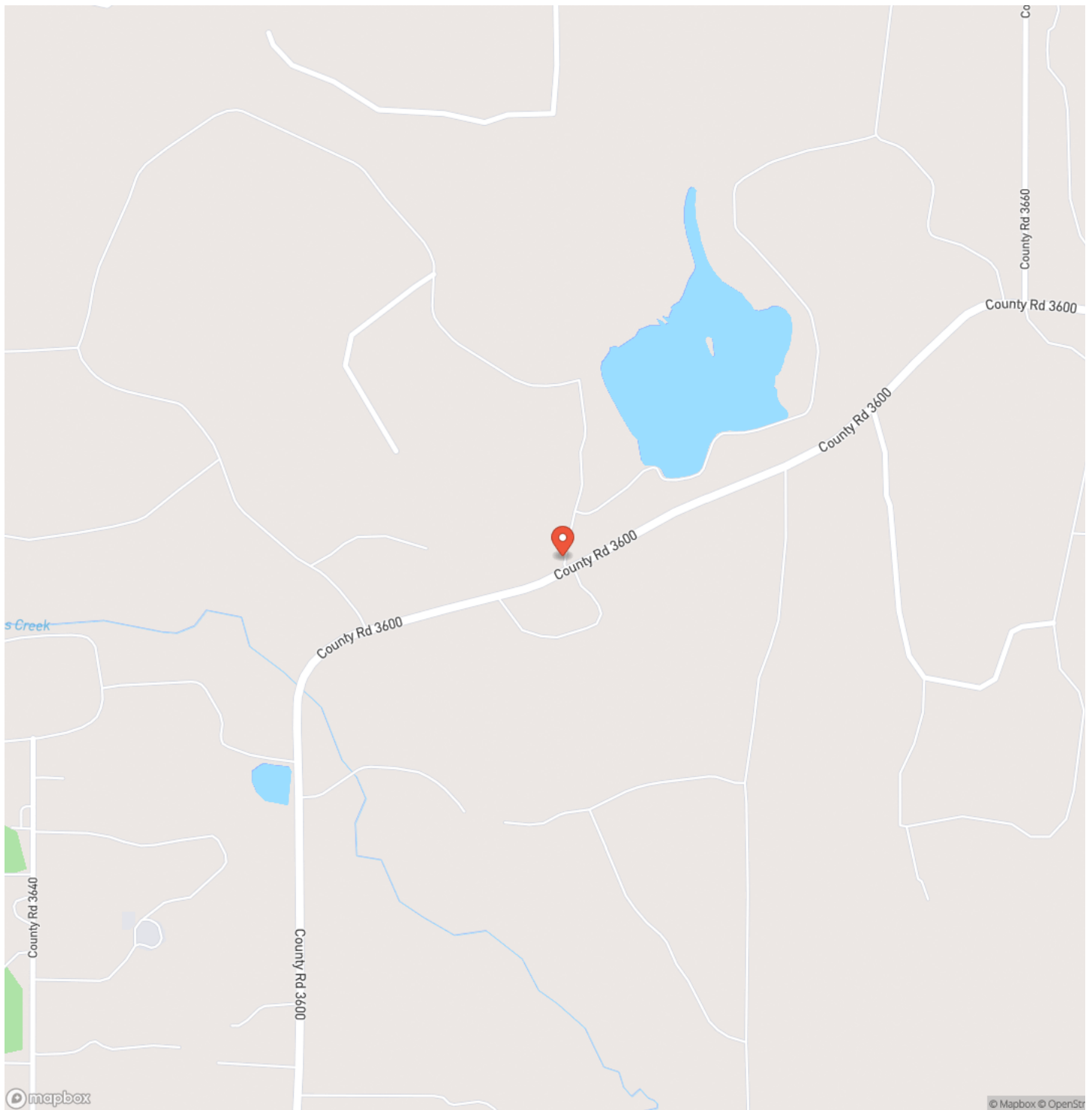
Minerals

The owners do not believe to own any mineral rights, and none will convey with this sale. XTO controls the ongoing oil and gas production on the ranch.

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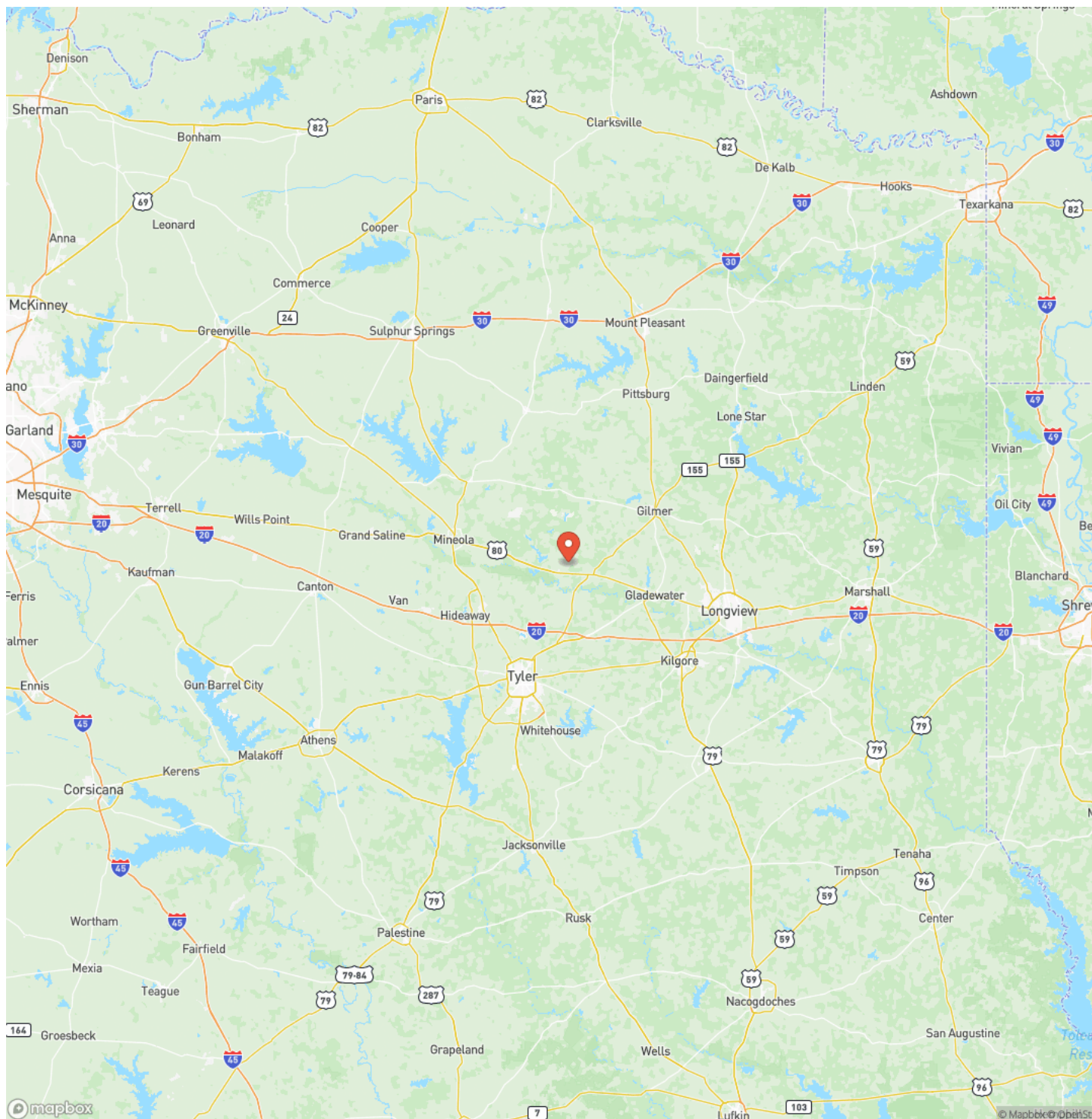


Locator Map



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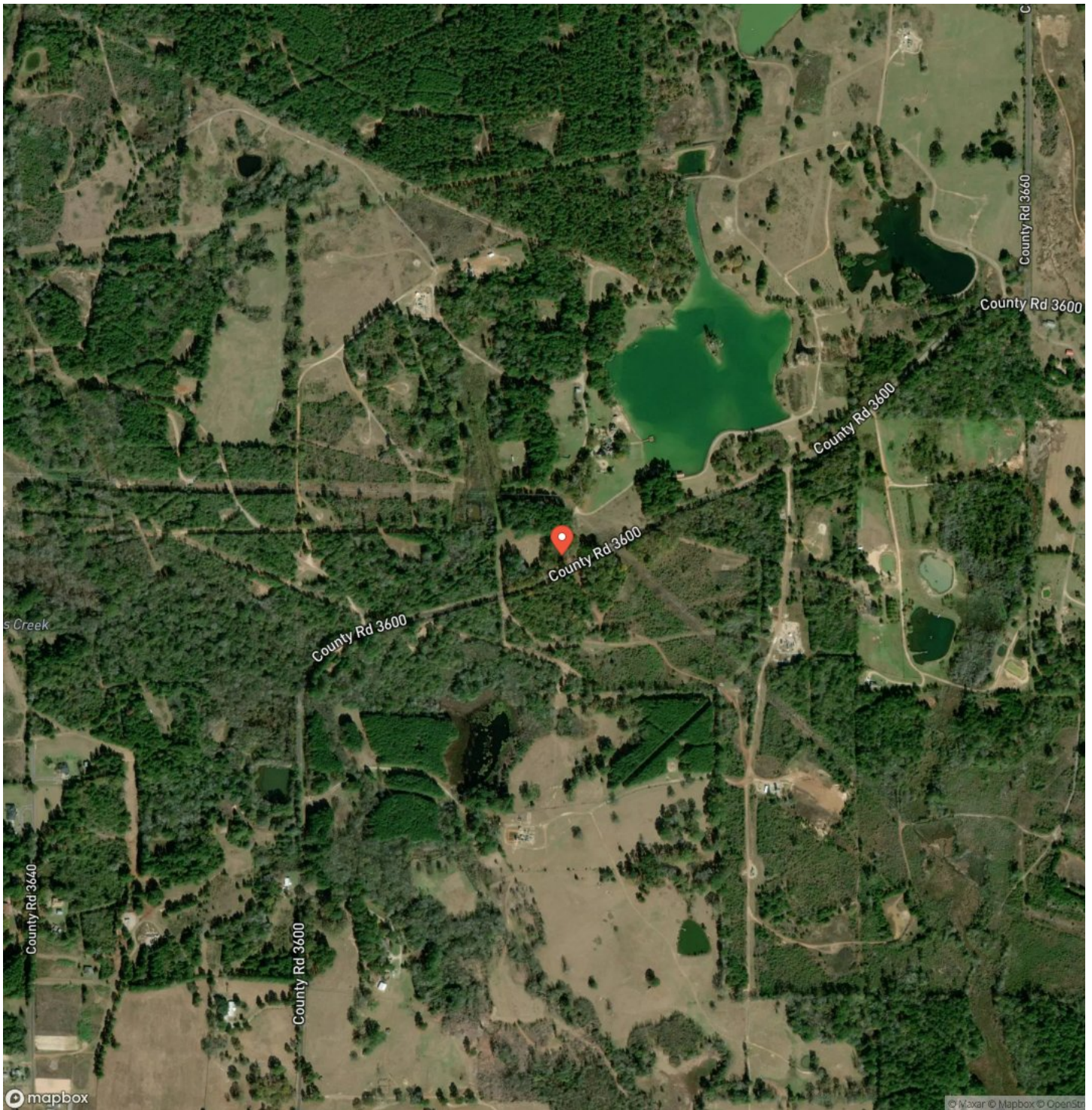


MORE INFO ONLINE:

Mockranches.com

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

John Henry Barthelemy

Mobile

(713) 444-0747

Email

johnhenry@mockranches.com

Address

8344 Spring Cypress Rd., Suite B

City / State / Zip

NOTES

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DISCLAIMERS

*Buyer's Agent must make first contact and be present for all showings to be eligible for buyer's commission.

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