

**465 Acres Donie, Texas Premier Recreational & Cattle
Ranch with Custom Log Home**
1020 County Road 751
Donie, TX 75838

\$3,580,000
465± Acres
Freestone County



465 Acres Donie, Texas Premier Recreational & Cattle Ranch with Custom Log Home Donie, TX / Freestone County

SUMMARY

Address

1020 County Road 751

City, State Zip

Donie, TX 75838

County

Freestone County

Type

Farms, Horse Property, Single Family, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

31.481263 / -96.267803

Dwelling Square Feet

3180

Bedrooms / Bathrooms

4 / 3

Acreage

465

Price

\$3,580,000

Property Website

<https://www.mossyoakproperties.com/property/465-acres-donie-texas-premier-recreational-cattle-ranch-with-custom-log-home-freestone-texas/79630/>



465 Acres Donie, Texas Premier Recreational & Cattle Ranch with Custom Log Home Donie, TX / Freestone County

PROPERTY DESCRIPTION

For more information regarding this listing please contact Keaton Livingston at [469-734-3112](tel:469-734-3112)

465-Acre Recreational & Cattle Ranch in Donie, Texas

Welcome to a truly exceptional 465-acre ranch located in the rolling hills of Donie, Texas. This remarkable ranch offers a rare combination of beautiful land, recreational opportunities, and productive cattle operations—all in one property.

Scenic Views & Water Features

The ranch boasts amazing views across the property, with over 70 feet of elevation change. With 10 ponds scattered throughout the property, you'll enjoy excellent fishing, abundant wildlife, and reliable water sources for livestock. Sanders Creek borders the north side of the ranch, attracting whitetail deer and enhancing the already rich wildlife habitat. With multiple locations ideal for building waterfowl impoundments, the duck hunting potential here is unmatched.

Productive Cattle Operation

Designed with efficiency and productivity in mind, the ranch is cross-fenced into multiple pastures to allow for ease of rotational grazing. Each pasture includes multiple ponds, ensuring consistent water access for your herd. The ranch offers an exceptional carrying capacity because the property has been well cared for. A centrally located set of working pens provides convenience when managing livestock.

Custom Satterwhite Log Home

At the heart of the ranch sits a 3,180 sq ft custom Satterwhite log home, built in 2004. This beautifully crafted 4-bedroom, 3-bath home features two primary suites, a spacious open-concept living room with a striking custom stone fireplace, and rustic charm throughout. A wraparound covered porch offers the perfect spot to enjoy your morning coffee as you watch deer wander through the yard.

Ranch Infrastructure

Supporting the ranch's operations is a 30x50 barn complete with an office and half bathroom—ideal for tackling projects or storing ranch equipment and tools. Additional multiple outbuildings provide ample storage for tractors and other equipment. Fourteen gas wells are also present throughout the ranch, thoughtfully positioned so they do not detract from the land's functionality or productivity of the ranch.

The Perfect Blend

This is more than just a ranch, whether you're looking for a productive cattle operation, a hunting and fishing haven, or a peaceful retreat for friends and family, this Donie, Texas ranch delivers it all. Don't miss your chance to own one of the most unique and versatile ranches in the region.

LOCATION:

- 10 miles to Buffalo TX
- 55 miles to Waco TX
- 115 miles to Dallas TX
- 141 miles to Houston TX
- 157 miles to Austin TX

WATER:

- 10+ ponds scattered throughout the property

- 1.25 miles of sanders creek traverse the property
- Multiple wet weather creeks run the ranch
- Multiple places to build big waterfowl impoundments for duck hunting

UTILITIES:

- Co-op electricity
- The homes are run on a water well.

WILDLIFE:

- Whitetail deer
- Hogs
- Dove
- Small game

MINERALS:

- Minerals do not convey with the sale of the property

VEGETATION:

- Well managed grasses for grazing livestock
- Mix of hardwoods throughout the property

TERRAIN:

- Rolling hills with over 70 feet of elevation changes

IMPROVEMENTS:

Home 1:

- Beautiful rustic log cabin with modern comfort in this stunning 3,180 sq. ft. custom Satterwhite log cabin, built in 2004 with exceptional craftsmanship and attention to detail. This spacious 4-bedroom, 3-bath home is designed with two primary suites, offering the perfect setup for multi-generational living or hosting guests with privacy and ease. At the heart of the home is a massive open-concept living room, where the custom stone fireplace creates a warm and inviting focal point. The living area flows seamlessly into the kitchen, making it ideal for large family gatherings and entertaining. Step outside to enjoy the peace and beauty of the surroundings from the wraparound porch, perfect for sipping your morning coffee or relaxing at sunset. Additional features include a covered parking area and a spacious two-car garage with room for storage, tools, and recreational gear. Built with quality in mind and thoughtfully laid out for both comfort and functionality, this home combines the charm of log cabin living with all the amenities you need for everyday enjoyment.

Home 2:

- This well-maintained 2019 manufactured home offers 1,200 square feet of comfortable living space in a beautiful, private setting. The 3-bedroom, 2-bath layout features an updated kitchen and living room, making the home both modern and functional. One of the standout features is the massive covered porch, perfect for relaxing and entertaining while taking in the peaceful views of the 1.5-acre lake just steps away. Whether it's fishing, cooking on the grill, or simply enjoying the breeze, this is your spot to unwind. Additional features include a 40-foot storage container, ideal for keeping your tools, equipment, or outdoor gear secure and

organized. This property is a fantastic option for a weekend retreat, guest house, ranch manager's house or full-time residence all in a serene and scenic setting.

- 30x50 foot barn with 2 roll up doors, office space and a full bathroom.
- Cross fencing
- Cattle pens

CURRENT USE:

- Homestead and cattle ranch

POTENTIAL USE:

- Cattle ranch
- Homestead
- Investment
- Recreational property

FENCING:

- Fencing is in good to fair condition

ACCESS:

- Access on paved county road 751

EASEMENTS:

- Oil and gas easements to access wells

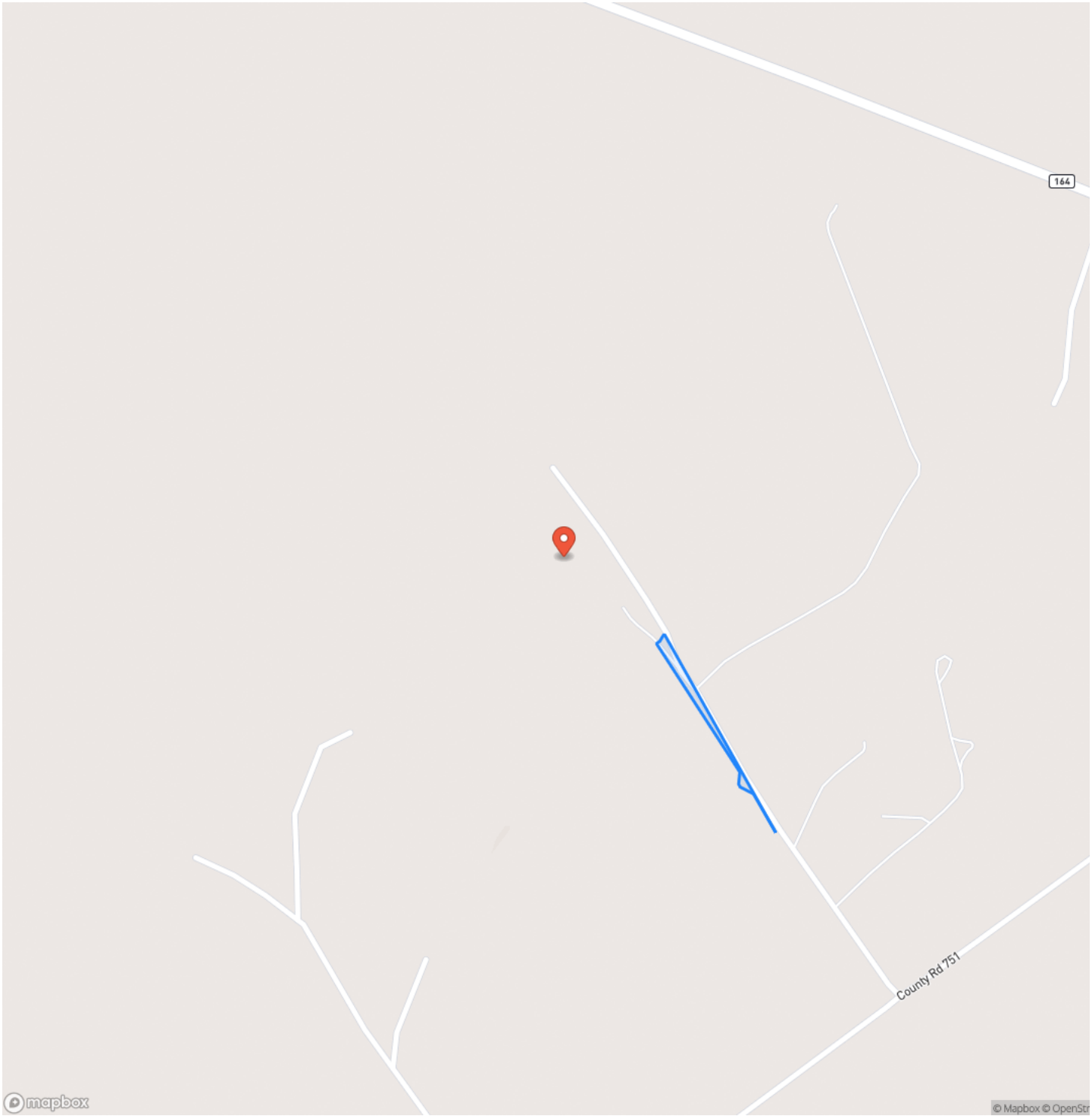
For more information on the property

Keaton Livingston: [469-734-3112](tel:469-734-3112)

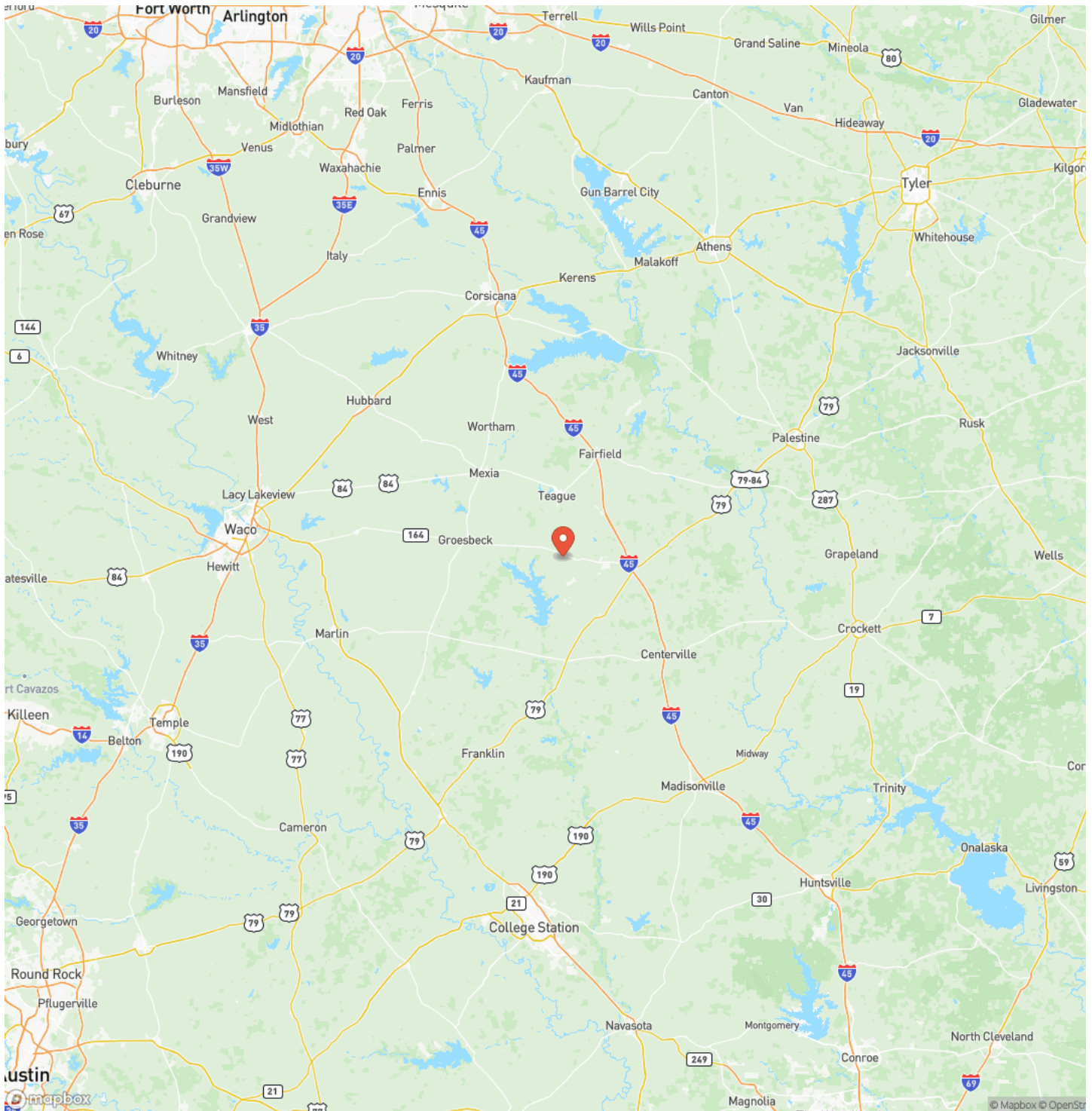
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Donie, TX / Freestone County



Locator Map



Locator Map



Satellite Map



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Donie, TX / Freestone County

LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

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Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

4000 W University Dr

City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

SHOWINGS:

Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.

Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

Mossy Oak Properties Lone Star Farm and Ranch
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