

**Flat Rock Ranch**  
550 County Road 2117  
Gainesville, TX 76240

**\$2,350,000**  
103 +/- acres  
Cooke County



**MORE INFO ONLINE:**

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**Flat Rock Ranch**  
**Gainesville, TX / Cooke County**

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**SUMMARY**

**Address**

550 County Road 2117

**City, State Zip**

Gainesville, TX 76240

**County**

Cooke County

**Type**

Ranches, Recreational Land

**Latitude / Longitude**

33.5862686 / -97.0889924

**Dwelling Square Feet**

3458

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

103

**Price**

\$2,350,000

**Property Website**

<https://moreoftexas.com/detail/flat-rock-ranch-cooke-texas/20226/>



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## Flat Rock Ranch Gainesville, TX / Cooke County

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### **PROPERTY DESCRIPTION**

Flat Rock Ranch - the ideal weekend family retreat, or forever home in the country. The 103 +/- acre ranch located in the post oak covered hills of southeastern Cooke County is approximately 33 miles from Denton, TX and only 5 minutes from Gainesville, TX. Only an hour to the DFW metroplex. This ranch offers the complete privacy that you've been longing for, while simultaneously being minutes away from the grocery store. Flat Rock Ranch features a 4-acre lake stocked with trophy bass, waterfowl habitat and a dock. Ox Creek runs through the property and is a major draw to the wildlife in the area. Magnificent trees, excellent deer and turkey populations, and grass covered rolling hills make Flat Rock Ranch the ultimate multi-purpose ranch.

The ranch gets its name from the unique large, flat limestone rocks that make up this portion of Ox Creek; something that is not found in any place else in the area. The rocks filter the water which provides a clear, enjoyable water source for wildlife, thus lending itself to the Wildlife Management tax exemption that is in place for the ranch.

The well-appointed rustic 3,458 square foot, fully furnished, log cabin makes this the ultimate get-a-way. The three covered porches provide plenty of room to take in the environment at any time of day. The outer walls of the original part of the cabin are made from 8" square oak logs from Tennessee, and the huge stone fireplace is built from stone gathered from the ranch. The owners wanted to create a relaxed respite that stepped back in time, and the current improvements reflect this effort. A covered patio overlooks the majestic lake and the manicured and irrigated lawn that is dotted with huge oak trees. Along with the stunning cabin, an outdoor firepit overlooking the lake is perfect for evenings watching those majestic Texas sunsets and to count the shooting stars at night.

Flat Rock Ranch also comes equipped with a 12' x 24' canning shed - a vintage oak timbered building created long ago for processing and storing canned foods that would make a fantastic guest quarters. A pole barn offers dry storage for hay and livestock, or could be created into a venue to host multiple types of events. Additionally, a shed near the cabin offers storage for your equipment, and across the patio from the cabin is the ultimate rustic workshop for the handy man. The beauty that Flat Rock Ranch brings to the table could potentially be used as your weekend getaway, primary residence, or even a venue for all kinds of events. Flat Rock Ranch is being offered fully furnished, and can be purchased with an additional 34 +/- acres that lies on the south side of Ox Creek.

**LOCATION:** 550 County Road 2117 Gainesville, TX 76240. South east Cooke County 5 minutes from Gainesville, 33 minutes from Denton. 1 hour to DFW Metroplex

**WATER:** Woodbine Water Supply. Private water well.



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**UTILITIES:** Woodbine Water Supply, Private water well, Pentex Electric, private septic system, wireless internet.

**WILDLIFE:** Whitetail deer, Rio Grande turkey, feral hogs, predators, waterfowl, dove, small game, trophy black bass.

**MINERALS:** None available. There is a well and storage tanks on the north west corner of the ranch, and is accessed from the neighboring property. No traffic through the ranch.

**VEGETATION:** Native and improved Bermuda grasses, bluestems, love grass, white oak, red oak, pecan, hickory, walnut, eastern cedar, hackberry, Boise d' arc, cottonwood, sycamore.

**TERRAIN:** Rolling terrain with elevations varying from 690' to 740'.

**SOILS:** Sandy loam soils throughout the ranch.

**TAXES:** 2020 property taxes were \$4,540. The ranch has a 1-d-1 Wildlife Management exemption in place.

**IMPROVEMENTS:** Cabin: 3,458 sq. feet, 4 bedrooms, 3 bathrooms, two story, log siding, 9'

ceilings, custom oak cabinets, all electric, big kitchen with oversized pantry, 2 HVAC units, brick fireplace in kitchen, Rock fireplace in den, handmade interior doors, irrigated lawn, security system.

Workshop: 24x40, cement floor, 2 overhead doors, windows overlooking lake.

Canning shed: 12'x24'. Made from 2.5"x8" solid oak timbers. Stays cool year round. Metal roof. Would make an excellent guest cottage.

Pole Barn: 40' x 40'. Metal roof, 1x12 wood siding and metal siding. Dirt floor.

Lake: Approximately 4 acres. Dock. 22' deep. Built by Robert Chambless in 2007. Stocked with trophy bass and bluegill. Features standing structure as well as shallow water area for waterfowl habitat.

**CURRENT USE:** Weekend retreat

**POTENTIAL USE:** Weekend retreat, permanent rural residence, recreational ranch, venue.

**NEIGHBORS:** Surrounding properties are similar in size and use.

**FENCING:** Good to fair.

**EASEMENTS:** Short easement on north west corner of property for access to oil well.

**LEASES:** None

**NON-REALTY ITEMS:** The ranch is being offered as a fully furnished property that includes

Furniture and furnishings of the cabin. Some equipment and tools may be negotiated



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separately.

**SHOWINGS:** Buyers agent, if applicable, must accompany buyer on all showings. Please allow 24 hour notice when possible, as listing agent will meet and provide the tour.



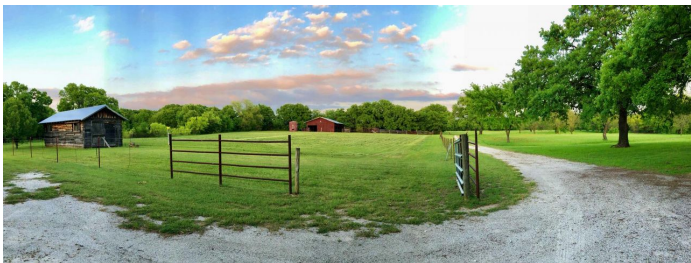
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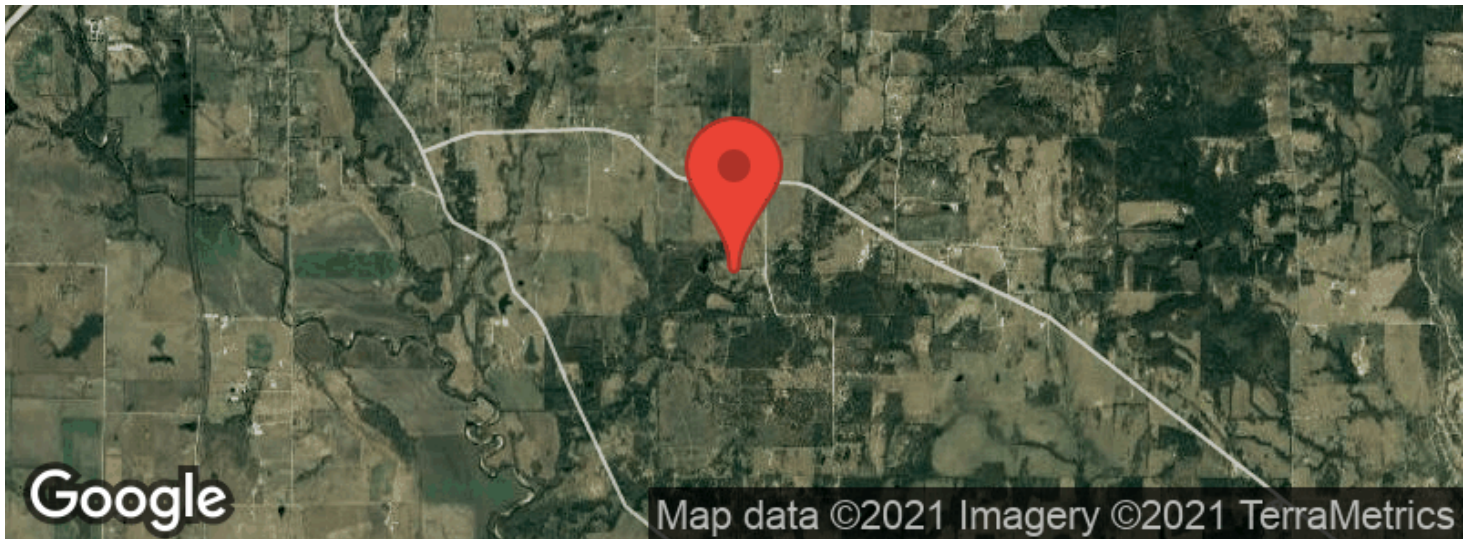
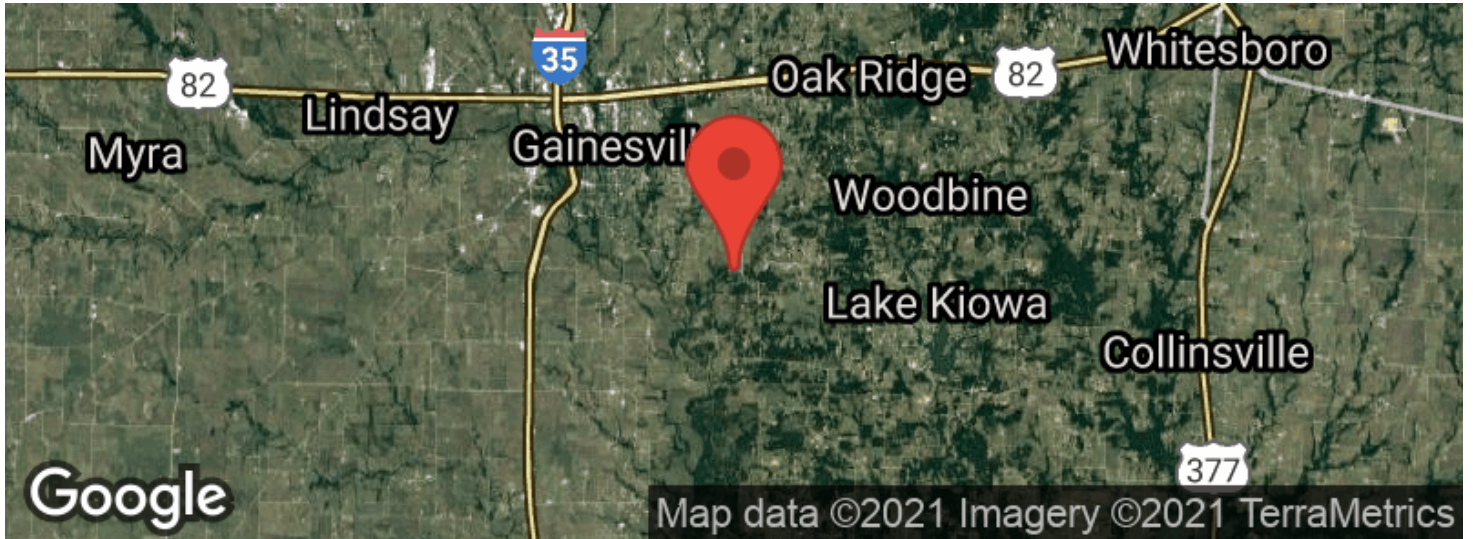


## Locator Maps





## Aerial Maps





Flat Rock Ranch  
Gainesville, TX / Cooke County

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## LISTING REPRESENTATIVE

For more information contact:



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### Address

2112 E. Hwy 82

### City / State / Zip

Gainesville, TX 76240

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## NOTES

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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

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