Running 6 Ranch
230 COUNTY ROAD 2434
Sulphur Springs, TX 75482-8971

$3,165,000
189± Acres
Hopkins County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
230 COUNTY ROAD 2434

City, State Zip
Sulphur Springs, TX 75482-8971

County
Hopkins County

Type
Ranches, Horse Property, Residential Property, Recreational Land

Latitude / Longitude
33.019615 / -95.530013

Taxes (Annually)
$4,437.64

Dwelling Square Feet
2,922

Bedrooms / Bathrooms
4 / 3

Acreage
189

Price
$3,165,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

For more information regarding this listing please contact Chris Malinowski at 214-991-2595

RUNNING 6 RANCH a 189-Acre East Texas Legacy Ranch

189 acres located in the transition zone between East Texas and the Post Oak Savannah, this property combines a stunning log home, abundant water, mature hardwood timber, productive pastures, and a complete equestrian operation into one remarkable offering. The ranch is approximately 60% mature timber and 40% pasture, a nice balance of open grazing land and heavily wooded creek bottoms. Running Creek, a major feeder to famous Lake Fork, and Dry Creek traverse the property. Add a 5-acre stocked fishing lake and three additional ponds, and water becomes one of the defining features.

THE CUSTOM LOG HOME

Sam Satterwhite personally attended the planning of this Log Home masterpiece; the home is the anchor of the ranch. This 2,922-square-foot Satterwhite Log home is the picture of rustic elegance. It features exceptional exposed beam work, a master craftsman bar and a dramatic 18-foot custom stone fireplace. The kitchen features Viking and Kitchen Aid appliances with ventilation, granite counters and custom cabinetry with glass front doors. The split beam staircase leads to a room that can be used as an office or lounge. The Master bedroom opens to the extensive decking surrounding the home and provides access to the sauna. The Master bathroom is oversized and features a Charlotte 57 inch cast iron Slipper Clawfoot soaker tub, an inviting end to a day of trail riding. Guest suites are very accommodating and a 4th bedroom can set up for bunking the grand kids. The upstairs also houses a built-in safe to store guns and valuables. The home's elevated position overlooking the 5-acre stocked lake creates a peaceful setting for quiet mornings, evening sunsets, entertaining guests, or simply enjoying the privacy of your own ranch. Covered parking is conveniently located adjacent to the home.

EQUESTRIAN FACILITIES READY TO GO

A 4,800-square-foot insulated equestrian center provides an impressive setup for horse owners, it features seven stalls, a tack room and a wash bay. The facility also includes a 442-square-foot, one-bedroom, one-bath living quarters that can accommodate up to six people with a primary suite, loft, and fold-out sleeper in the main living space. The apartment is finished with textured walls, custom cabinetry, tile countertops, electric appliances, a water heater and washer and dryer. It is well suited for a ranch foreman, guests, or additional accommodations during large family gatherings. Outside, the equestrian improvements continue with pipe fencing, multiple paddocks, horse stock, an arena, and loafing sheds. Established Tifton and Bermuda grass pastures provide quality grazing and hay production, while miles of open pasture and deep woods trails offer excellent opportunities to spend the day riding throughout the ranch.

WATER

The ranch is served by a 440-foot water well accessing the Carrizo-Wilcox Aquifer and offers a combination of surface water resources throughout the property. Approximately 5,400 feet of named creek frontage includes roughly 3,400 feet of Dry Creek and 2,000 feet of Running Creek, a major feeder to Lake Fork. In addition to the two creeks, the ranch features a 5-acre stocked fishing lake, a 1-acre pond near the equestrian center, a 1/2 -acre pond in the northeast pasture, and a 0.8-acre pond near the front-gate pasture. With water found throughout the ranch, the property is well suited for fishing, wildlife, livestock and recreation.

RANCH IMPROVEMENTS

The property has been thoughtfully developed with functionality in mind and includes substantial improvements to support both ranch operations and recreational use. A hay barn with capacity for approximately 175 large round bales provides ample hay storage, while the workshop offers dedicated space for projects, tools, equipment, and general ranch storage. A separate 1,350-square-foot RV and boat storage facility provides generous covered storage along with a large locking storage room. The ranch also features two fenced gardens anc a chicken coop located near the equestrian center adding to the property's versatility and self-sustainig lifestyle.

THE LAND AND TERRAIN

The ranch is defined by rolling East Texas terrain with approximately 50 feet of elevation change creating a landscape of elevated pastures, wooded creek bottoms, and mature hardwood-covered hills. Open rolling pastures transition into stands of Post Oak, Water Oak, Willow Oak, Pine, and Sweet Gum. Sandy loam and alluvial bottomland loam soils support productive grasses and mature timber. Adding functionality and safety to the property is a massive custom-built bridge that provides dependable all-weather access through the ranch becoming a distinctive feature of the landscape itself. The combination of rolling hills, mature trees, open pastures, creek bottoms, water, and thoughtfully designed improvements makes the ranch a true East Texas legacy property.

THE OVERVIEW

Running 6 Ranch is a rare East Texas property where scenic beauty, abundant water, exceptional improvements, and recreation come together in one complete offering. From the custom Satterwhite log home overlooking the stocked lake to the rolling hardwood-covered hills, two named creeks, turnkey equestrian facilities, and miles of riding trails, every part of the ranch has been designed to be both enjoyed and utilized. Whether envisioned as a private family estate, equestrian ranch, recreational retreat, or legacy property to pass down for generations, Running 6 Ranch offers an opportunity that is increasingly difficult to find.

LOCATION:

- Approximately 12 miles to Sulphur Springs, TX
- Approximately 58 miles to Tyler, TX
- Approximately 60 miles to Rockwall, TX
- Approximately 91 miles to Plano and the DFW Metroplex
- 12 miles from a main lake boat ramp on Lake Fork
- Approximately 18 miles to Sulphur Springs Municipal Airport
- Approximately 111 miles to Dallas/Fort Worth International Airport

WATER:

- 440-foot water well accessing the Carrizo-Wilcox Aquifer
- Approximately 3,400 feet of Dry Creek and approximately 2,000 feet of Running Creek which is a major feeder to Lake Fork
- 5-acre stocked fishing lake
- Approximately 1-acre pond near the equestrian center
- Approximately 1/2 -acre pond in the northeast pasture
- Approximately 0.8-acre pond near the front-gate pasture
- Excellent combination of water resources for livestock, horses, wildlife, fishing, and recreation

CLIMATE:

- Located in the transition zone between East Texas and the Post Oak Savannah
- Mild East Texas climate supporting improved pastures, mature hardwoods, livestock, horses, and abundant wildlife

UTILITIES:

- 500 Gal Propane tank (owned)
- Farmers Electric
- 440-foot water well
- Peoples Telephone
- High-speed internet

WILDLIFE:

- Strong whitetail population throughout the ranch
- Waterfowl
- Feral hogs
- Small game
- Excellent fishing for largemouth bass, crappie, and catfish

MINERALS:

- Seller indicates ownership of a 10% mineral interest
- Mineral interest to be conveyed should be confirmed through the contract and title

VEGETATION:

- Approximately 60% mature timber and approximately 40% pasture
- Established Tifton grass and Bermuda grass pastures
- Mature Timber - Post Oak, Water Oak, Willow Oak, Pine, Sweet Gum
- Mature hardwood creek bottoms
- Improved pastures providing quality grazing and hay production

TERRAIN:

- Beautiful rolling East Texas terrain
- Approximately 50 feet of elevation change
- Elevated pastures
- Mature hardwood-covered hills
- Heavily wooded creek bottoms
- Open rolling pastures
- Elevated homesite overlooking the 5-acre stocked lake
- Miles of pasture and wooded riding trails

SOILS:

- Sandy loam soils
- Alluvial bottomland loam soils
- Soils support productive grasses, mature hardwoods, grazing, and hay production

TAXES:

- Buyer to verify current taxes and any applicable agricultural valuation or exemptions

IMPROVEMENTS:

- 2,922 SF custom Satterwhite log home - 4 bedrooms, 3 bathrooms
- 4,800 SF insulated equestrian center - 7 horse stalls, tack room, and wash bay
- 442 SF guest apartment - 1 bedroom, 1 bathroom with additional loft
- 3,375 SF hay barn - Ample hay and ranch storage
- 750 SF tool barn/workshop - Includes additional loft storage
- Riding arena
- 1,350 SF RV/boat storage cover with large locking storage room
- 2.5 car covered parking adjacent to the main house
- Multiple paddocks and loafing sheds
- Massive custom-built bridge providing dependable all-weather access across the ranch

CURRENT USE:

- Primary residence
- Equestrian property
- Hay production
- Wildlife and recreational property

POTENTIAL USE:

- Private legacy estate
- Equestrian estate

- Working ranch
- Horse ranch
- Recreational retreat
- Hunting and fishing property
- Weekend retreat
- Family compound
- Long-term land investment

FENCING:

- Perimeter fencing is in good to fair condition
- Ranch is cross-fenced into multiple pastures
- Pipe fencing around the equestrian facilities
- Multiple fenced paddocks

RANCH ASSETS:

- Contact the agent Chris Malinowski for a list of assets that will convey and assets that are available for purchase

ACCESS:

- Located at the end of a CR providing excellent privacy and limited through traffic

SHOWINGS:

- All showings by appointment only
- Buyer's agent must be present at the buyer's first showing to be eligible for buyer-agent compensation
- Contact the listing agent to schedule a private showing

For more information regarding this listing please contact Chris Malinowski at **214-991-2595**





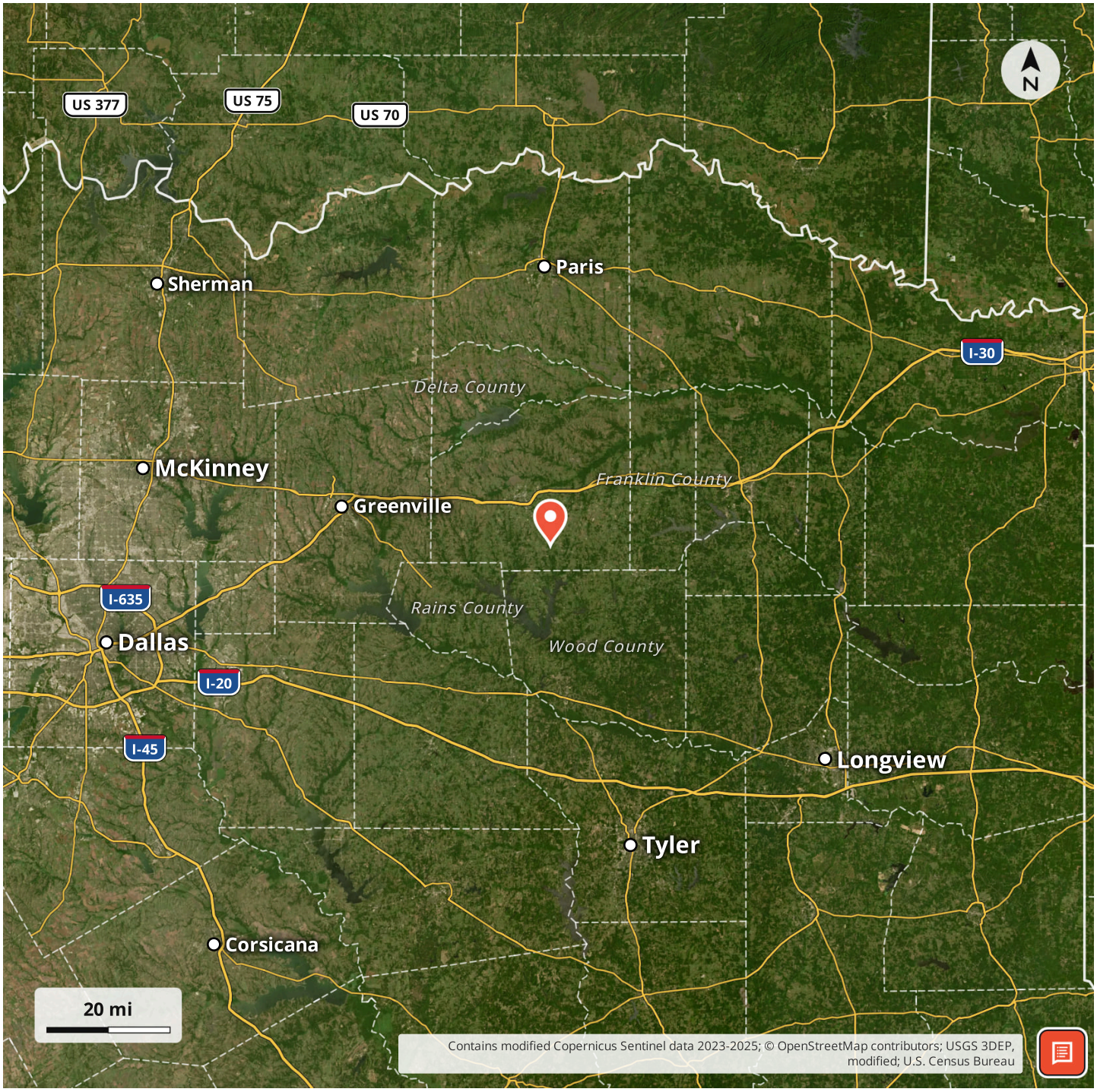




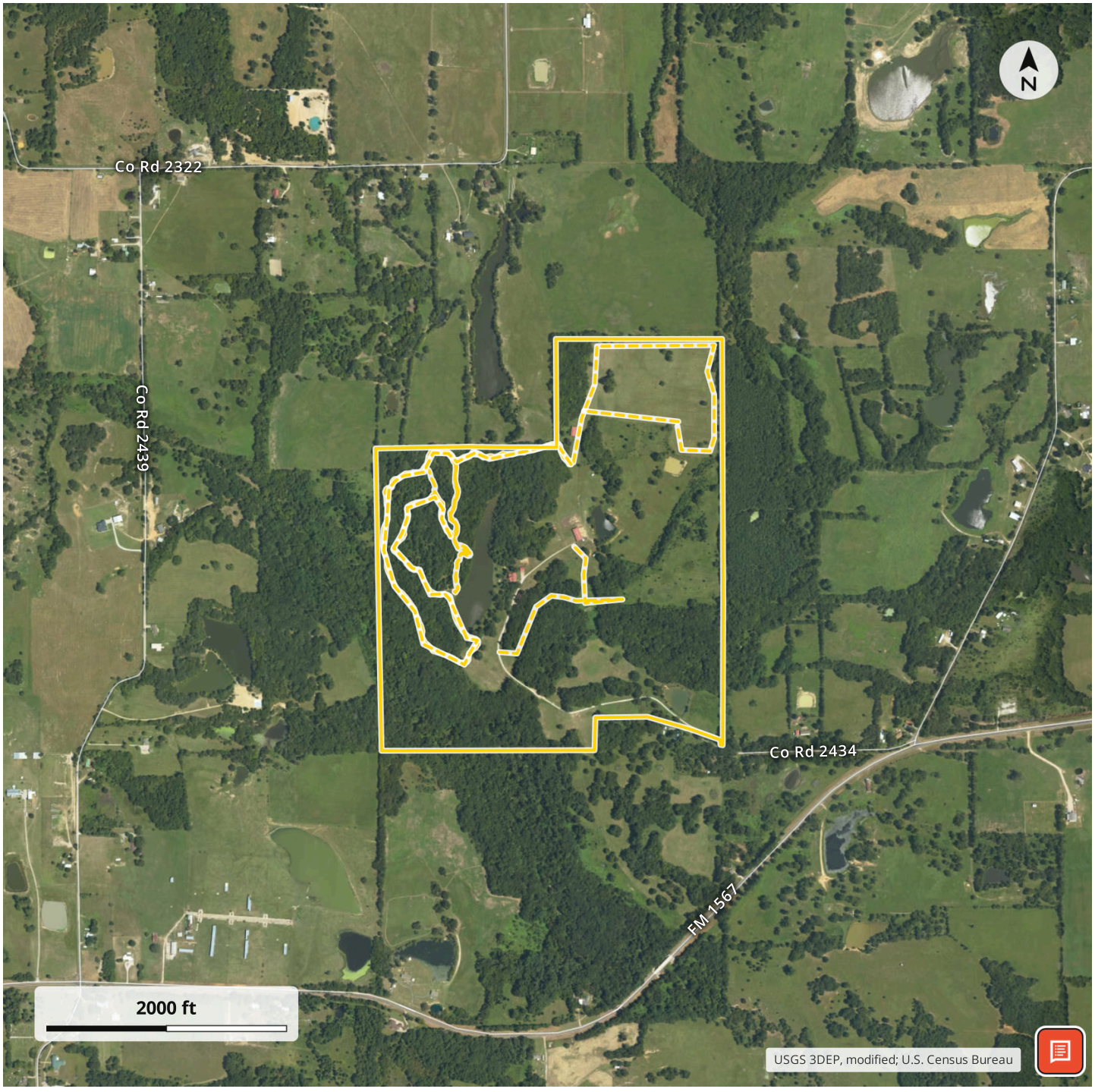




Regional Map



Locator Map


N
Co Rd 2322
Co Rd 2439
Co Rd 2434
FM 1567
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Chris Malinowski

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(214) 991-2595

Office
(469) 600-2780

Email
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4000 W University Drive

City / State / Zip
Denton, TX 76207

NOTES

NOTES

DISCLAIMERS

Buyers agent must be present at first showing to be comission eligible

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