

The Pearl Ranch
520 Orzo Rd
Maypearl, TX 76084

\$16,900,000
662± Acres
Ellis County



The Pearl Ranch
Maypearl, TX / Ellis County

SUMMARY

Address

520 Orzo Rd

City, State Zip

Maypearl, TX 76084

County

Ellis County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.311411 / -97.014929

Acreage

662

Price

\$16,900,000

Property Website

<https://ttranchgroup.com/property/the-pearl-ranch-ellis-texas/100451/>



The Pearl Ranch Maypearl, TX / Ellis County

PROPERTY DESCRIPTION

The Pearl Ranch is an extraordinary 662 +/- acre private estate nestled in the rolling landscape of Maypearl, Texas - just 40 minutes south of the Dallas-Fort Worth Metroplex. Offered fully turnkey, this one-of-a-kind property seamlessly blends refined luxury living with the rugged beauty of the Texas countryside.

Thoughtfully improved and meticulously maintained, the ranch features a stunning collection of custom-built residences designed for the most discerning entertainer. The main residence opens to an expansive outdoor living area, where an infinity-edge pool frames breathtaking panoramic views of a pristine trophy bass lake below - a setting that is nothing short of spectacular at every hour of the day.

The property's amenities are unrivaled in scope and quality, encompassing multiple luxury residences, a lighted tennis court, a fully equipped fitness center, a racquetball court, a spa, a dedicated 2,400 sq. ft. game room, and premier equestrian facilities. A portion of the ranch is enclosed by high fencing, offering exceptional hunting opportunities and intimate wildlife viewing experiences. The land also supports abundant seasonal waterfowl and dove, while scenic riding trails wind throughout the property's diverse terrain. Productive pastures and generous water resources lend the ranch both functional versatility and a tranquil, park-like atmosphere that is increasingly rare this close to a major metropolitan area.

Location

The Pearl Ranch is ideally positioned within the western reaches of Ellis County, just under three miles northwest of the charming town of Maypearl, Texas. The property is accessed via a private entrance off Ozro Road, offering a sense of arrival befitting an estate of this caliber. Perfectly situated at the crossroads of some of Texas's most vibrant cities, the ranch sits just 40 miles from both Dallas and Fort Worth, and 65 miles from Waco - offering the rare combination of true seclusion without sacrificing convenience to the Metroplex.

Improvements

Main Residence- The crown jewel of The Pearl Ranch is a magnificent custom-built home spanning approximately 7,000 sq. ft., with 6,568 sq. ft. of beautifully appointed air-conditioned living space. The residence features 5 bedrooms, 5 full bathrooms, and 2 half bathrooms, and has been thoughtfully updated into a fully automated smart home complete with Alexa integration and a comprehensive security system. The foundation is an engineered combination of slab, steel, and piers drilled 40 inches deep - built to last generations.

From the moment you enter, the home's bespoke craftsmanship is unmistakable. Soaring wooden beams imported from Pennsylvania, exotic granite surfaces, and a chef's kitchen outfitted with top-of-the-line appliances set the tone for the exceptional finishes found throughout. A hidden wine cellar and private cigar room add an air of sophistication, while practical luxuries abound - including a climate-controlled 3-car garage, a 12-inch concrete-walled safe room, copper gutters, and insect misters. The outdoor living experience is equally impressive, featuring an infinity-edge pool, hot tub, outdoor grill station, and fire pit, all framing breathtaking views of the property below.

Recreation Center- A beautifully matched companion building of approximately 3,800 sq. ft. serves as the ultimate private recreation destination. Featuring 2 bedrooms and 2 full bathrooms, this facility includes a fitness center, indoor racquetball court, full kitchen, spa, and a walk-in gun room and safe. An outdoor grill station and lighted tennis and basketball court complete this extraordinary recreational offering.

Entertainment Pavilion- A truly one-of-a-kind space encompassing approximately 2,400 sq. ft., featuring retractable bay doors for seamless open-air conversion, a half kitchen, half bath, and a dedicated cigar smoke ventilation system. Currently utilized as a conference and meeting space, this remarkable building offers endless potential - whether reimagined as guest quarters or bunk accommodations, converted into the ultimate gathering and hangout space, or tailored to suit the next owner's vision. An additional 2,400 sq. ft. of climate-controlled storage occupies the upper level.

Event Venue- A spectacular 10,000 +/- sq. ft. luxury event venue unlike anything typically found on a private ranch. Thoughtfully converted and impeccably finished, this extraordinary space features dedicated menswear and womenswear restrooms, a commercial-



grade kitchen, and the kind of ambiance and scale that commands premium event bookings. Whether hosting lavish weddings, corporate retreats, or landmark celebrations, this venue is a world-class facility in its own right - and a compelling income-producing asset for the discerning owner. The possibilities are as limitless as the property itself.

Bass Cabin- A charming and well-appointed 3-bedroom, 2-bathroom cabin situated directly on the productive 2-acre fishing lake - offering a serene retreat for guests or family seeking a more intimate connection with the property's natural surroundings.

Ranch Foreman's House- A handsome 3-bedroom, 2-bathroom stone home with a 2-car garage, ideally positioned near the hay barn and shop for seamless ranch operations.

Hay Barn & Equipment Storage- A substantial 100' x 100' metal structure providing ample covered storage for equipment and agricultural operations.

Equestrian Barn- A well-appointed equestrian facility featuring 8 stalls, a dedicated feed room, tack room, and wash room - everything needed to accommodate horses in comfort and style.

Game Processing Station- A sportsman's dream setup, complete with a covered game cleaning station, walk-in freezer, and a large outdoor smoker - perfectly equipped to handle the harvest from a day in the field.

Land & Topography

The Pearl Ranch encompasses a rich and diverse mosaic of mixed-use habitat within the storied Cross Timbers Ecoregion. The landscape transitions beautifully between expansive improved pastures and densely wooded areas, featuring native trees and brush indigenous to North Texas, all underlaid by characteristic clay soils.

Thoughtful and extensive land improvements have been made throughout the ranch, enhancing both its natural beauty and functional versatility. The terrain rolls gracefully across approximately 90 +/- feet of elevation change, offering dramatic viewpoints and a sense of grandeur that is rarely found this close to the Metroplex.

Hunting & Wildlife

The Pearl Ranch stands as one of the premier hunting destinations in the region, offering a truly unparalleled wildlife experience across its meticulously managed lands. Within a 225 +/- acre high-fenced portion of the property, strategically positioned blinds and feeders set the stage for world-class hunting and wildlife viewing across an impressive roster of species - including whitetail deer, elk, oryx, fallow deer, and blackbuck antelope.

A dedicated 18 +/- acre sunflower field further enriches the habitat, while the broader ranch provides abundant opportunities for dove, turkey, duck, hogs, and varmint hunting across its diverse terrain. Perhaps most remarkably, the ranch's proximity to the Metroplex means you can be in a blind at first light and back in a Dallas or Fort Worth office by noon - a luxury that few hunting properties in Texas can offer. Whether pursuing trophy game or simply immersing oneself in the natural splendor of the Texas countryside, The Pearl Ranch delivers an experience that is second to none.

Water & Fishing

The Pearl Ranch boasts an exceptional water program that is virtually unmatched for a property of this size in the region. Seven bodies of water are distributed across the ranch, each holding fish and collectively offering an extraordinary aquatic resource. The crown jewel is a pristine 5-acre lake stretching nearly 30 feet in depth, featuring a concrete-reinforced dam, a covered boathouse, and a concrete boat ramp - and is renowned for producing quality bass. A 4-acre lake, a 2-acre lake and several additional ponds and tanks are found throughout the cross-fenced pastures, ensuring consistent water access across the entire property.

Along the western boundary, where Boggy Branch and Armstrong Creek converge, a seasonal wetlands slough emerges each winter - creating a natural haven for waterfowl and adding yet another dynamic water feature to an already impressive portfolio. Seven water wells further underscore the ranch's superior water infrastructure, with two dedicated to supplementing the lake below the main residence and one outfitted with an automatic switch for effortless management. The homes are serviced by well water equipped with a reverse osmosis system, while the manicured landscaping surrounding the residence is irrigated directly from the house lake - a thoughtful and self-sufficient water system worthy of an estate of this caliber.



Additional Highlights

The Pearl Ranch has been outfitted with an impressive array of infrastructure and finishing touches that speak to the extraordinary level of care and investment poured into this property. An impressive stone entry with an electric iron gate sets the tone upon arrival, welcoming guests down pristine paved roads lined with professional landscaping and distinctive decorative bronze statues. A fully integrated video monitoring and security system provides comprehensive coverage across a large portion of the ranch, offering peace of mind without compromising the property's natural beauty. Practical infrastructure is equally well-considered, featuring cattle pens, miles of pipe fencing sunk 5 feet into the ground, dedicated fuel storage, and an on-site gravel pit. A self-tuning 1.3-liter Kohler generator powered by a 454 Chevy engine ensures the property operates seamlessly and independently - a fitting reflection of a ranch that has been built to the very highest standard in every respect.

Taxes

The property is under an agricultural tax exemption.

Other

There is one pipeline easement that runs through the main body of the ranch along with 3 buried pipelines.

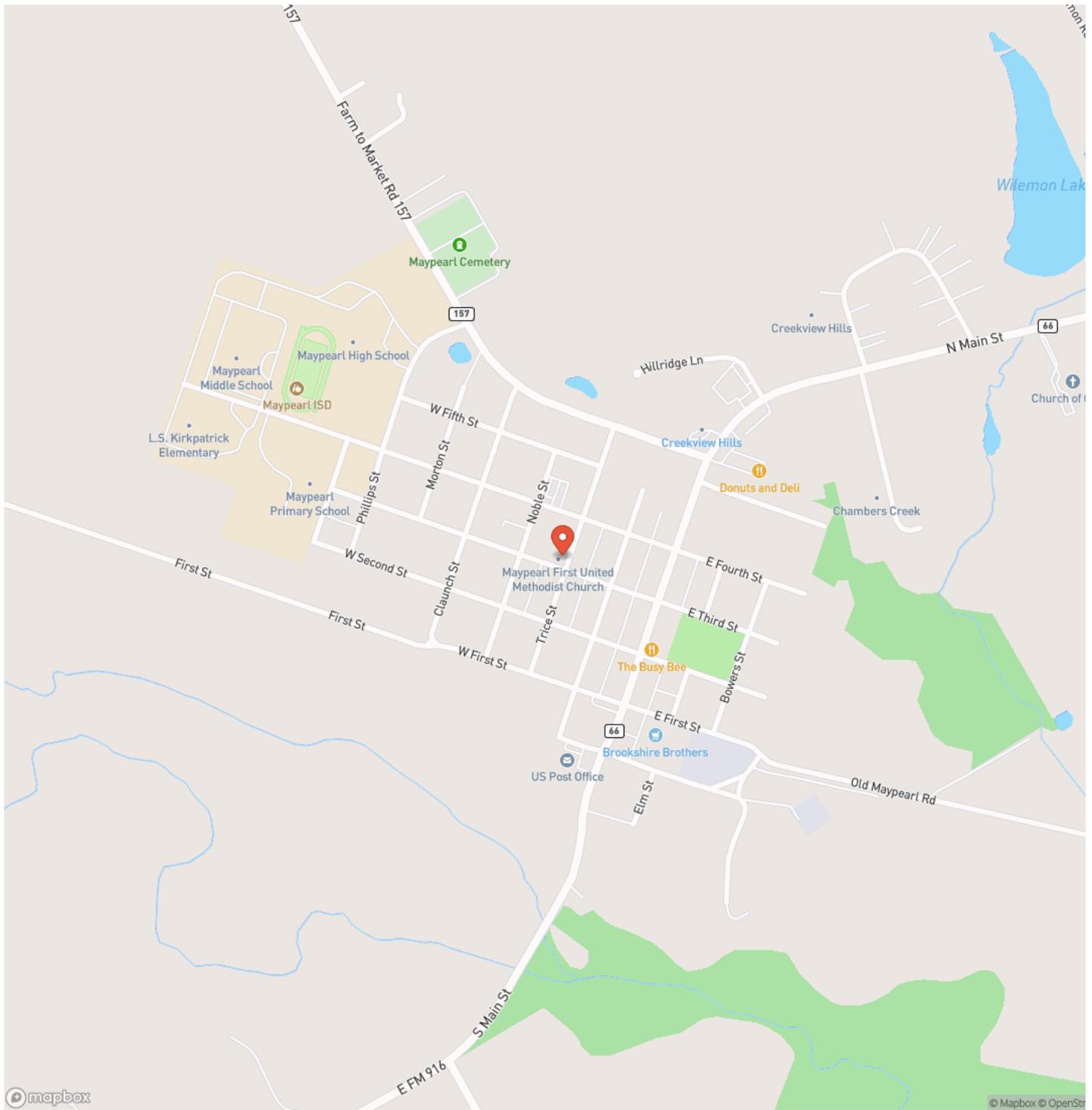
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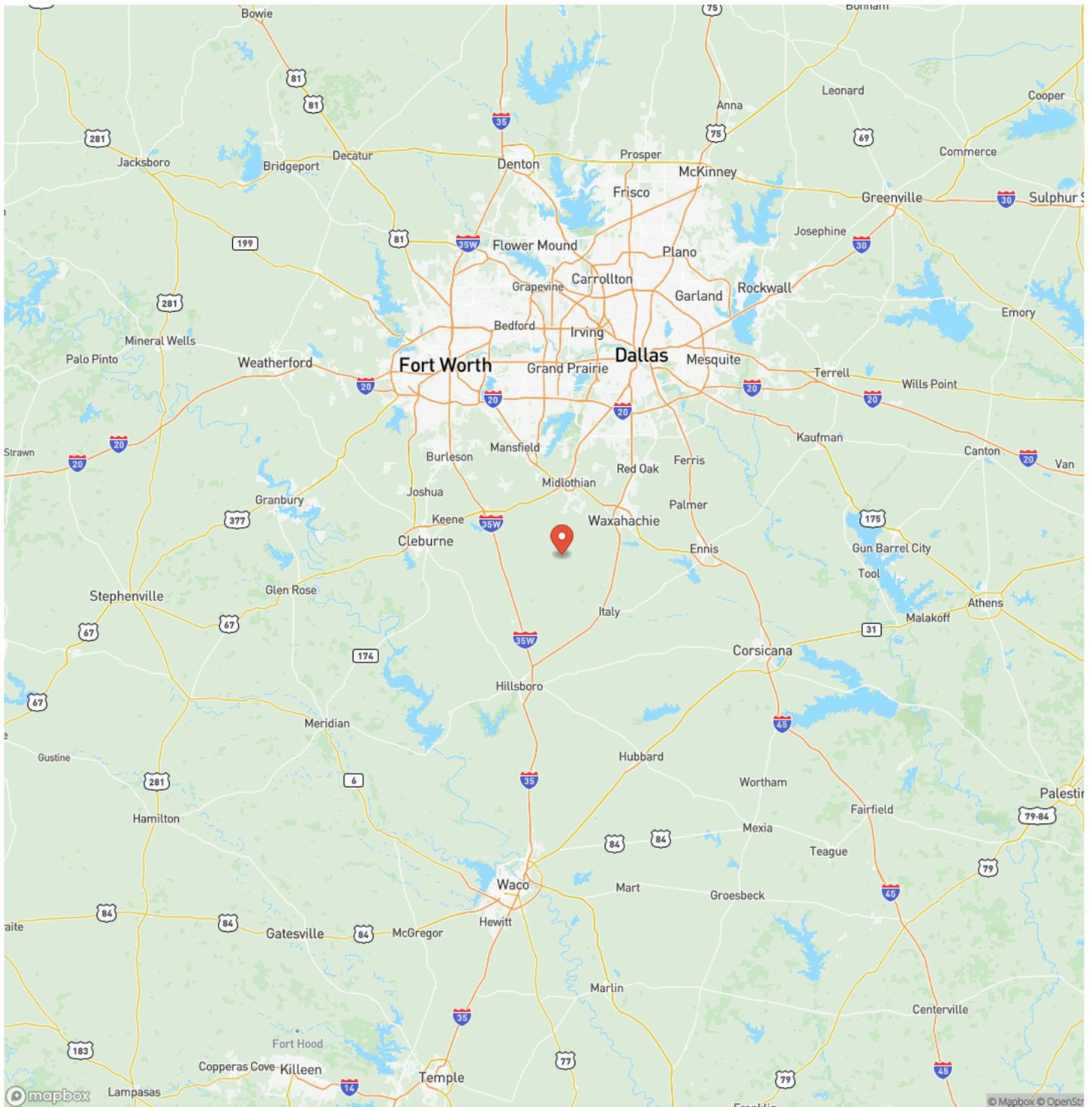
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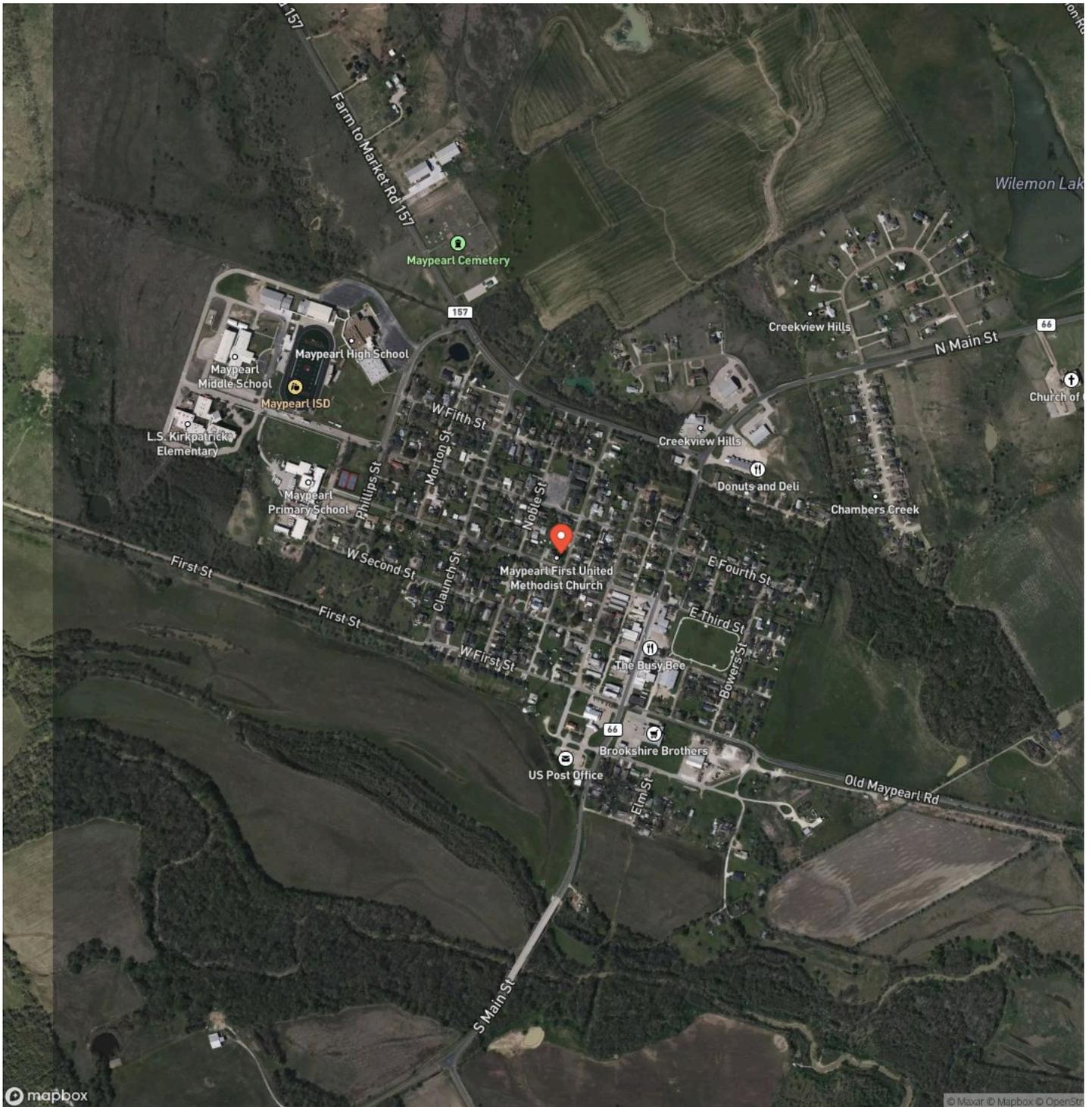
Locator Map



Locator Map



Satellite Map



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