Hickory Creek Ranch
County Road 1019
Wolfe City, TX 75496

$785,000
74.72± Acres
Hunt County







SUMMARY

Address
County Road 1019

City, State Zip
Wolfe City, TX 75496

County
Hunt County

Type
Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude
33.336465 / -96.133207

Acreage
74.72

Price
$785,000

Property Website
ttranchgroup.com







PROPERTY DESCRIPTION

Set among the rolling countryside of Hunt County, midway between Celeste and Wolfe City, Hickory Creek Ranch offers 74.72± acres of productive pastureland, abundant surface water, and more than a mile of scenic creek frontage. Combining agricultural utility with exceptional recreational appeal, this property presents a rare opportunity to own versatile North Texas acreage with water, just 20 minutes from Greenville, 50 minutes from McKinney, and 90 minutes from downtown Dallas.

Currently utilized for cattle production, the property features a balanced mix of open pasture and mature timber, making it equally well suited for ranching, hay production, wildlife habitat, or the development of a future homesite.

Land & Improvements

With no existing structures, Hickory Creek Ranch offers a blank canvas for the next owner to shape according to their vision. The property features:

- Good perimeter fencing
- Open pasture suitable for grazing and hay production
- Existing cattle lease providing current agricultural exemption
- Excellent access and usability throughout
- Exceptional habitat for deer, hogs, coyotes, bobcat, and waterfowl

Its clean, functional layout makes the ranch well suited for continued livestock operations or future development.

Water Features

Water is among Hickory Creek Ranch's strongest assets. Three stock tanks are distributed throughout the property, providing dependable water sources for both livestock and wildlife. One of the ponds also offers recreational value, supporting healthy populations of bass and bluegill.

The property's most distinctive feature is its impressive Hickory Creek frontage. Stretching more than a mile, this natural corridor is lined with mature hardwoods and diverse native vegetation, enhancing the ranch's visual appeal while contributing to exceptional wildlife habitat and seasonal water resources. For buyers searching for Texas acreage with water, opportunities featuring this much creek frontage are increasingly difficult to find.

Note: Approximately 50% of the property falls within the FEMA Flood Plain.

Timber & Wildlife Habitat

Along the eastern boundary, approximately 26± acres of mature timber trace the banks of Hickory Creek, creating a peaceful, shaded setting and providing excellent cover for wildlife. The combination of timber, native grasses, surface water, and creek habitat supports a wide variety of species common throughout Northeast Texas, including deer, hogs, waterfowl, and small game.

The wooded creek bottom creates a striking contrast to the surrounding open pasture, adding natural character and long-term appeal whether enjoyed as a recreational retreat or managed as dedicated hunting land.

Agricultural Potential

Currently leased for cattle, Hickory Creek Ranch has proven itself as productive agricultural land. The combination of open grazing acreage, reliable surface water, and quality fencing makes it ideal for:

- Cow-calf operations
- Hay production
- Livestock grazing
- Recreational ranching

Its versatility allows future owners to maintain income-producing agricultural use while enjoying the recreational benefits that come with significant water and timber resources.

Location

Conveniently situated between Celeste and Wolfe City in Hunt County, Hickory Creek Ranch offers a peaceful rural setting within easy reach of the Dallas-Fort Worth Metroplex. Greenville, just 20 minutes south, serves as the region's primary hub for dining, shopping, and healthcare, with a vibrant historic downtown featuring boutique shops, Landon Winery, the restored Texan Theater, and a Saturday Farmers Market at Market Square.

For buyers seeking rural land without sacrificing Metroplex access, McKinney, Rockwall, and downtown Dallas are all within comfortable driving distance, putting world-class dining, shopping, and professional sports within reach on any given day. DFW International Airport is under 90 minutes away, and Lake Tawakoni and Lake Bonham sit within 30 to 40 miles for fishing, boating, and outdoor recreation close to home.

- 20 minutes to Greenville
- ~50 minutes to McKinney
- ~55 minutes to Rockwall
- 68 miles to Downtown Dallas
- 80 miles to DFW International Airport

Conclusion

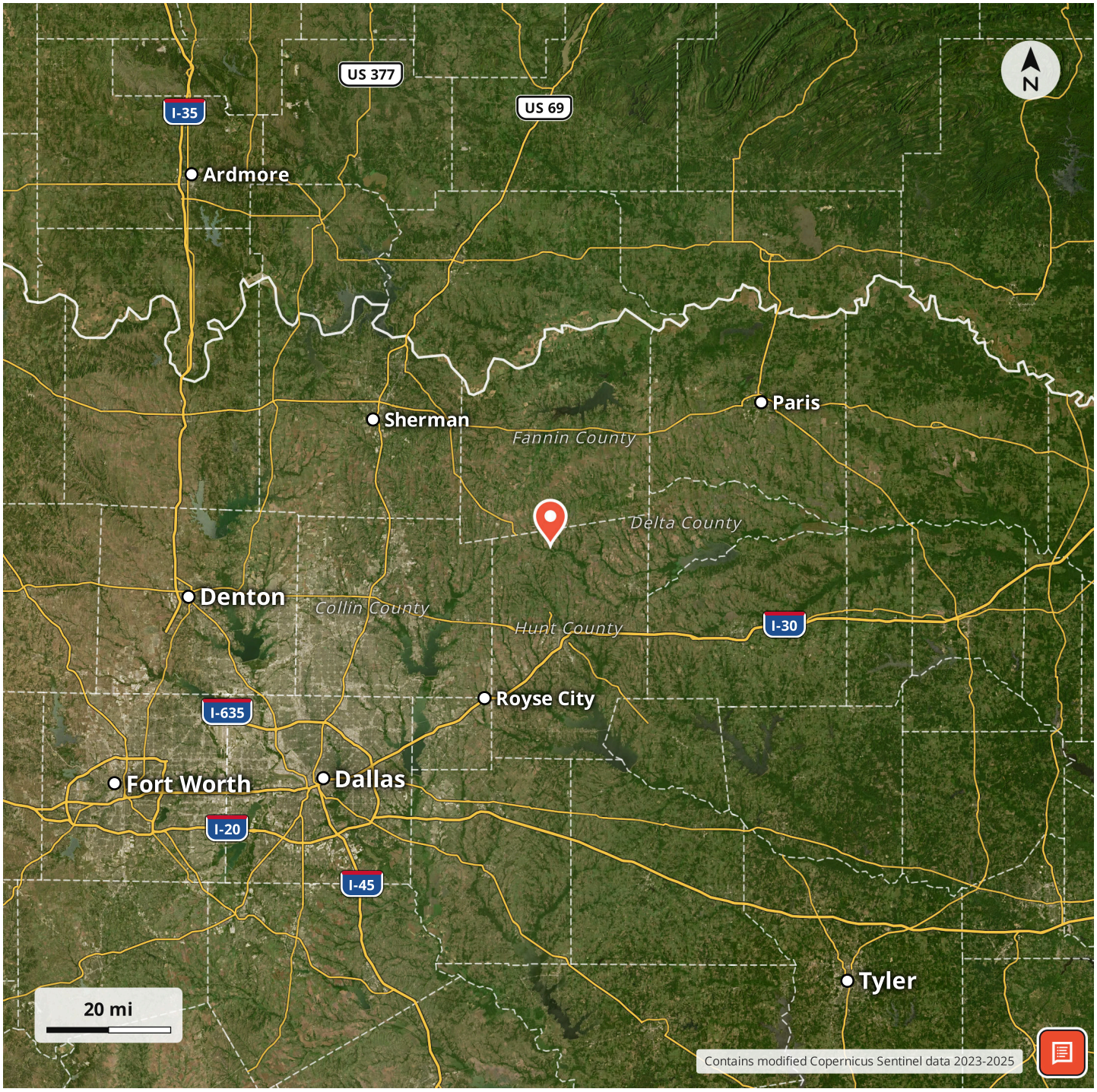
Hickory Creek Ranch embodies the qualities most buyers seek and few properties deliver: productive pasture, quality fencing, substantial surface water, and more than a mile of beautiful creek frontage. Whether envisioned as a working operation, recreational escape, or future homestead, this 74.72± acre Hunt County ranch offers the rare combination of utility, natural beauty, and enduring value that makes North Texas land ownership so rewarding.







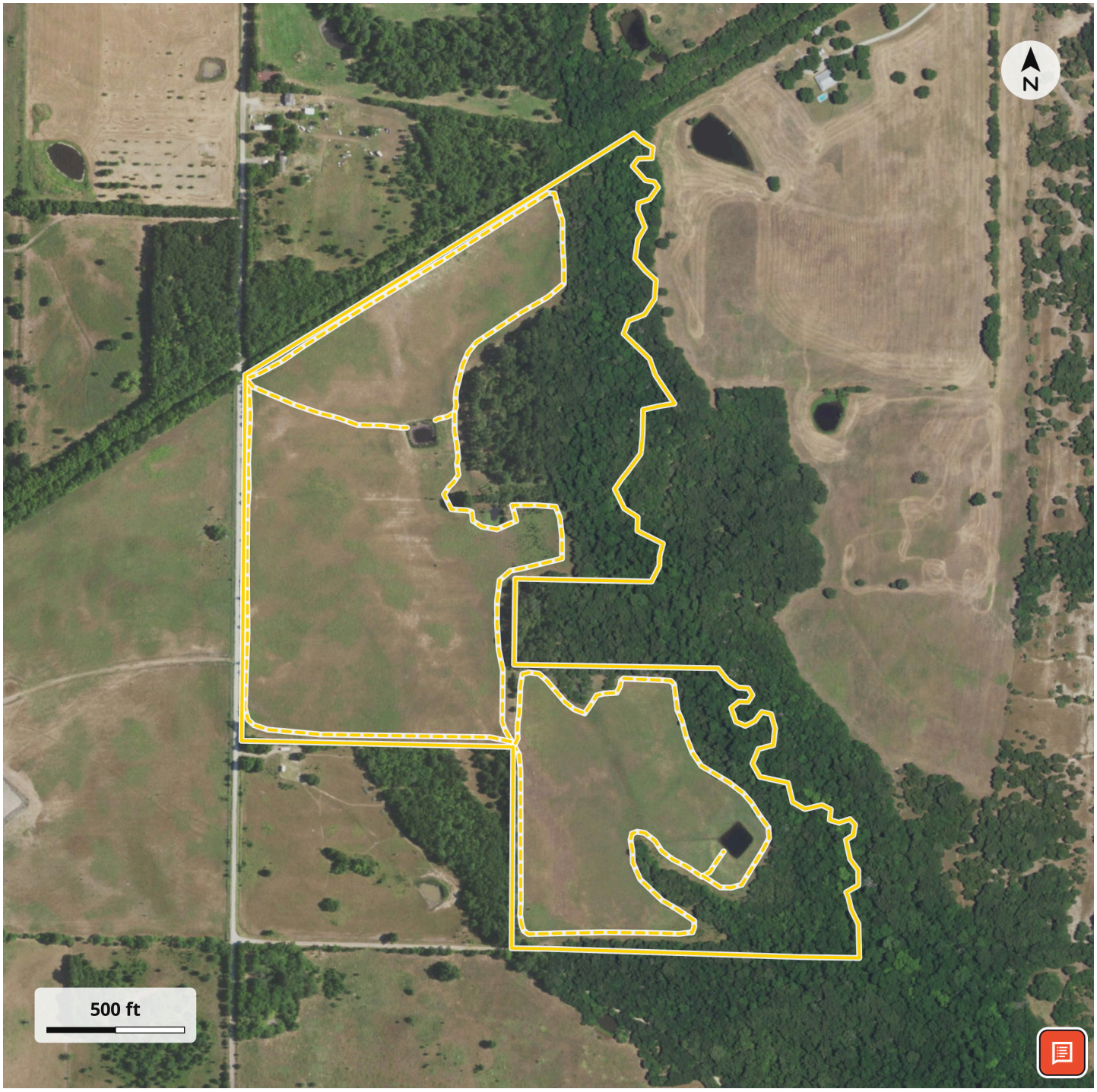

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

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