

Lodge Creek Ranch
3377 Lodge Creek Rd
Henrietta, TX 76310

\$950,000
80± Acres
Clay County



Lodge Creek Ranch
Henrietta, TX / Clay County

SUMMARY

Address

3377 Lodge Creek Rd

City, State Zip

Henrietta, TX 76310

County

Clay County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.495752 / -98.314751

Acreage

80

Price

\$950,000

Property Website

<https://ttranchgroup.com/property/lodge-creek-ranch-clay-texas/103627/>



PROPERTY DESCRIPTION

MULTIPLE ACREAGE OPTIONS AVAILABLE

Lodge Creek Ranch and Watson Ranch are offered together as Shannon 175 or individually, with an additional 24 ± acre offering available within Lodge Creek Ranch. See individual offering details and pricing below.

- Shannon 175 | 175 ± Acres | \$1,800,000

- Lodge Creek Ranch | 80 ± Acres | \$950,000

- Lodge Creek 24 | 24 ± Acres | \$530,000

- Watson Ranch | 95 ± Acres | \$925,000

Overview

Lodge Creek Ranch is a well-improved, highly functional 80-acre property in Clay County offering a strong combination of comfortable living, quality improvements, and diverse land. Whether you're looking to run livestock, create a weekend retreat or family compound, or establish a full-time rural homestead, this property is ready to enjoy from day one.

Ranch Features

The property is thoughtfully set up for both residential and agricultural use. A 1,720 sq ft, 4-bedroom, 2-bathroom, ranch-style rock home with screened-in porches provides comfortable living, complemented by separate guest quarters for additional space for visitors. Improvements include a 60x60 shop with electricity and equipment apron, a 20x30 shop, and a 25x25 storage building, offering ample room for equipment, tools, and projects.

A private water well with storage tank services the property, and pipe livestock pens are already in place to support cattle operations. The land features a mix of native grass pasture and heavy oak timber, along with a pond providing surface water. Easy access is available via Lodge Creek Road frontage.

Topography

With approximately 50 feet of elevation change, the terrain rolls gently across the property, adding visual character without complicating operations. The natural variation between open ground and wooded draws creates a landscape that feels lived-in and purposeful, with room for scenic build sites and a genuine sense of privacy from the road.

The Land

The 80± acres strike a nice balance between productive open ground and quality cover. Native grass pasture supports solid grazing potential, while mature oak timber provides shade, shelter, and the kind of wildlife habitat that makes a place worth sitting still in. A pond anchors the property with reliable surface water, and the overall layout is clean and easy to manage. An agricultural exemption is currently in place, keeping property taxes low.

Location

Situated on Lodge Creek Road in southern Clay County, the ranch sits just far enough outside of Henrietta to offer true rural seclusion. Conveniently located approximately 29 miles from Henrietta, 36 miles from Wichita Falls, 29 miles from Jacksboro, 100 miles from Fort Worth, and 127 miles from Dallas, the property provides easy access to regional amenities while preserving the peace, privacy, and rural character that define the area.

Minerals

None owned.

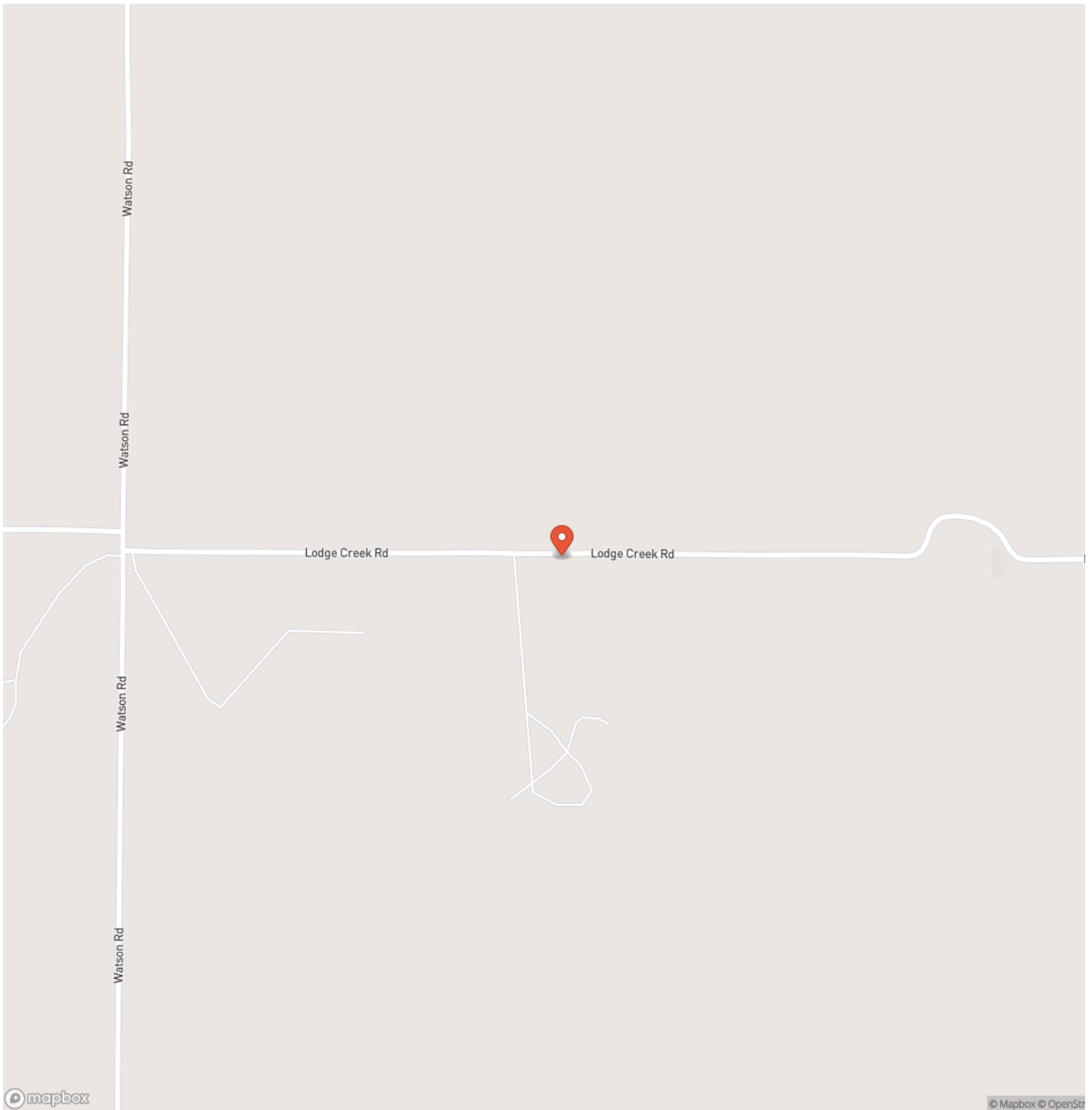
Conclusion

Lodge Creek Ranch brings together the right mix of improvements, usability, and setting, making it an easy fit for a range of buyers. Whether you're looking for a weekend retreat or a full-time place in North Texas, it's a property you can step into and enjoy from day one.

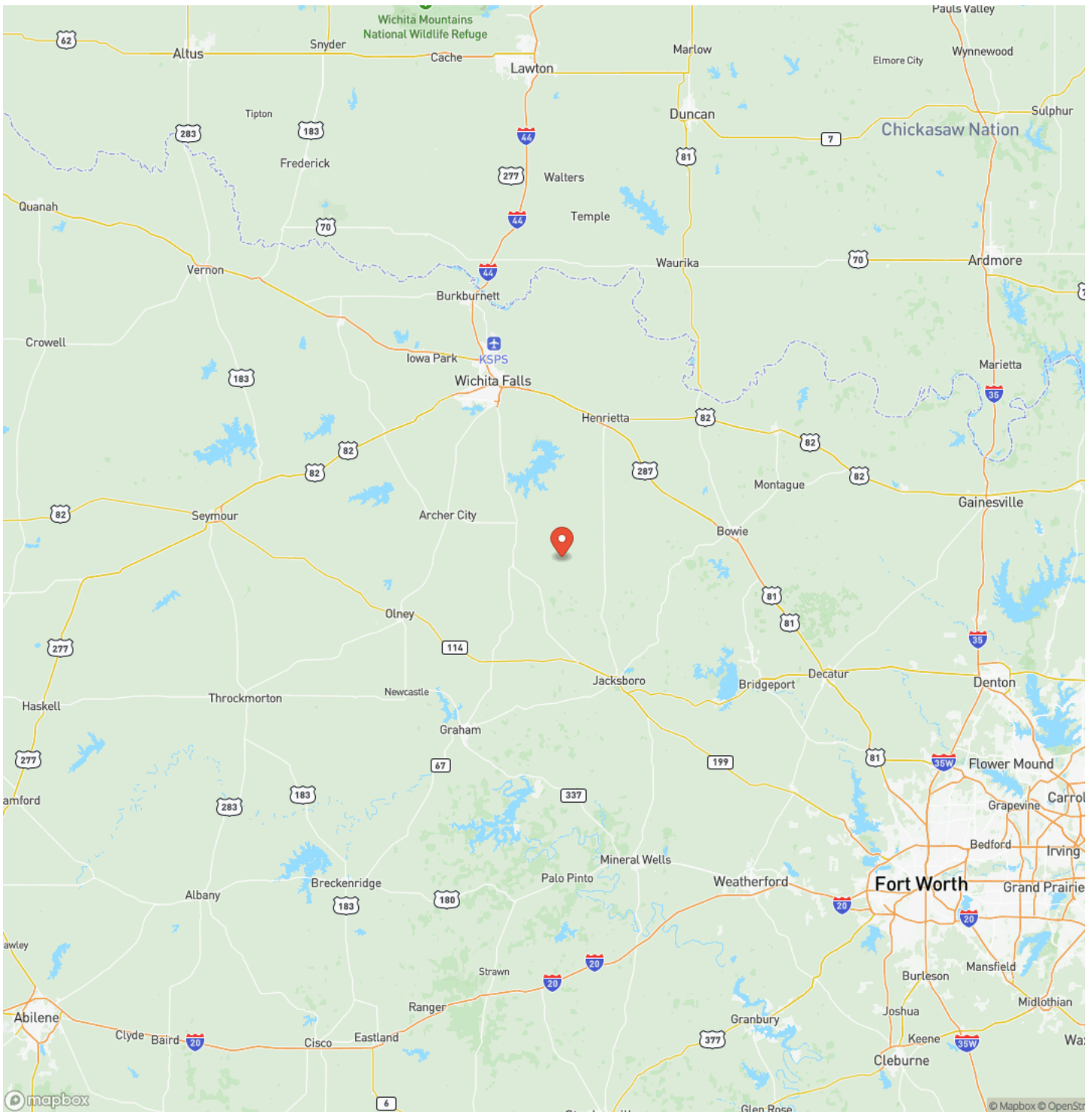
Lodge Creek Ranch
Henrietta, TX / Clay County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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Address

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City / State / Zip

Dallas, TX 75219

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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