

Y-Knot Ranch

37+/- Acres | Clay County, TX
Listed at \$995,000



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Description:

Y-Knot Ranch is a rare North Texas offering that brings together historic character, modern updates, and a fully developed ranch setup—all in a highly accessible location just off US-287. The centerpiece of the property is an 1881 Victorian farmhouse that has been thoughtfully renovated to preserve its heritage while providing the efficiency and comfort expected today. Beyond the home, the ranch is completely turnkey and ready to operate from day one. It includes extensive equestrian infrastructure, productive hay fields, dual water sources, and low annual taxes under an agricultural exemption. Whether used as a horse operation, a boutique lodging or guest retreat, a small-scale production ranch, or a quiet full-time residence, Y-Knot Ranch offers versatility and ease of use. Its blend of privacy, convenience, and genuine Texas charm makes it a standout opportunity in this part of the state.



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The Homestead:

Built in 1881 and fully renovated in 2018, this historic Victorian farmhouse combines timeless character with modern comforts. The 2,900± sq. ft. residence features 4 bedrooms, 3 bathrooms, 2 living areas, and a bonus room, offering ample space for family, guests, or entertaining. Modern updates include new windows and flooring (2024), a tankless water heater, spray-foam insulation, and two septic systems, ensuring efficiency and convenience while maintaining the home's historic charm. Expansive wrap-around porches with a classic porch swing provide sweeping hilltop views, perfect for relaxing and enjoying the surrounding countryside. Steeped in Texas history, the home once served as a boarding house during the Great Depression and was home to prominent figures, including the president of the Paint Horse Association and one of the largest harness makers of WWI, surviving the 1906 tornado that devastated much of the town. This residence seamlessly honors its past while offering all the comforts of modern living.



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Location:

Located just one mile outside Bellevue and within city limits, Y-Knot Ranch offers peaceful countryside living paired with everyday convenience. The property sits only one mile from US-287 in Clay County, providing quick access to major routes while maintaining a quiet, rural setting. Travel times include 37 miles to Wichita Falls, 39 miles to Decatur, and 79 miles to Fort Worth—making it ideal for weekend getaways or full-time living with an easy commute.

Land/topography:

The ranch spans gently rolling terrain with roughly 30 feet of elevation change, offering wide-open hilltop views and attractive pastureland. Approximately 14± acres are in hay production, providing income potential or feed for livestock. The property is fully fenced and cross-fenced, supporting both grazing and equine operations. Vegetation is open, usable, and well suited for horses, hay, and general ranch use.



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Equestrian/improvements:

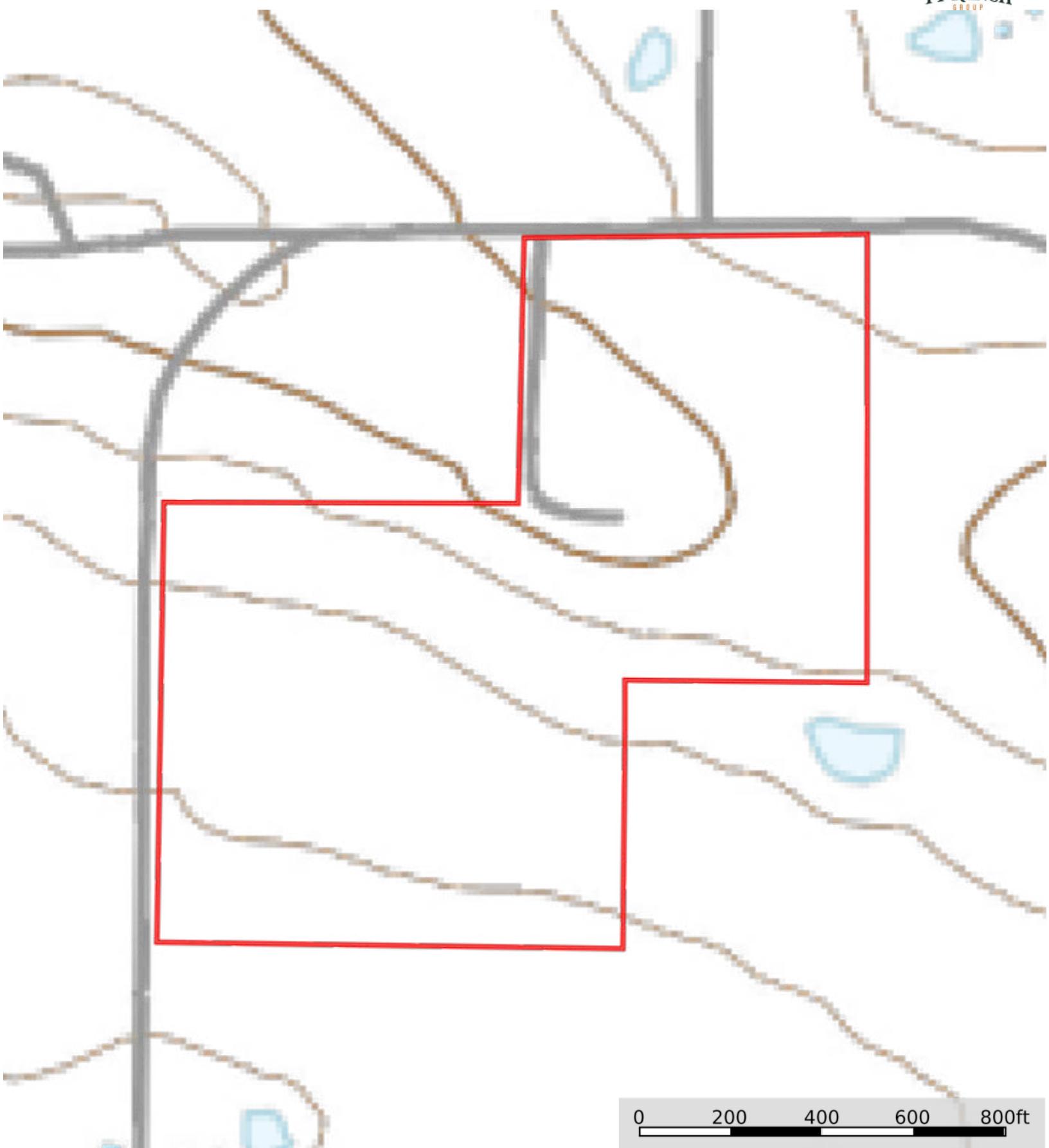
Y-Knot Ranch is turnkey and extremely well-equipped for horses and livestock. Key improvements include:

- Arena with roping boxes and bucking chute
- Barn with 8 stalls, wash rack, tack room, working chute, pens, and round pen
- Chicken coop (with chickens included)
- 2 RV hookups (30-amp at garage, 50-amp at hay barn)
- 50x60 RV cover with storage container
- Frost-free faucets throughout, some with automatic floats
- Water and electricity routed to all buildings except RV cover

The ranch is currently home to horses and mules known for wagon work (not included), and the layout supports everything from training operations to guest stays.



 Boundary

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