Clover Hill Ranch
786 County Rd 4940
Quitman, TX 75783

$779,500
47.58± Acres
Wood County







SUMMARY

Address
786 County Rd 4940

City, State Zip
Quitman, TX 75783

County
Wood County

Type
Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude
32.864561 / -95.410408

Dwelling Square Feet
2,450

Bedrooms / Bathrooms
3 / 2

Acreage
47.58

Price
$779,500

Property Website
ttranchgroup.com







PROPERTY DESCRIPTION

A comfortable country residence, established equestrian improvements and nearly 48 acres of Northeast Texas countryside come together at Clover Hill Ranch. Located along County Road 4940 just outside Quitman, this appealing property offers a wonderful combination of rural living, functionality and recreational opportunity.

Behind a gated entrance, the property opens to gently rolling terrain with a pleasing mix of open pasture, scattered trees and wooded areas. A small pond adds to the landscape, while established fencing, multiple barns and substantial workshop space provide the infrastructure to enjoy the property in a variety of ways.

Whether envisioned as a horse property, hobby ranch, recreational retreat or simply a place to enjoy more room and a slower pace of life, Clover Hill offers an appealing opportunity to make the country yours.

RESIDENCE & IMPROVEMENTS

At the heart of Clover Hill Ranch is a 2,450 ± square-foot, single-story brick residence featuring three bedrooms and two bathrooms. The home has undergone an extensive renovation, bringing refreshed finishes and contemporary comforts throughout while retaining touches of traditional character. Exposed wood beams in the living room add warmth and personality, creating an inviting gathering space complemented by a fireplace.

The floor plan includes multiple living and gathering areas, a dining space, kitchen, utility room and a sunroom that offers an additional place to relax and take in the surroundings. Covered porch areas provide further opportunities to enjoy the outdoors.

The property's improvements extend well beyond the residence. A classic old horse barn brings a touch of traditional ranch character, while two additional newer barns with overhead doors offer excellent space for equipment, vehicles, storage and a variety of projects. A substantial workshop and separate garage/workshop provide even more room to work, tinker and pursue hobbies.

EQUESTRIAN & RANCH IMPROVEMENTS

Clover Hill Ranch offers a particularly appealing setup for horse enthusiasts. The classic horse barn, corral, fenced and cross-fenced acreage and additional barn facilities provide an established foundation for keeping horses and enjoying a variety of equestrian pursuits.

The combination of open ground, livestock improvements and substantial covered space also lends itself to a small livestock operation, hobby ranch or country property where having room for equipment, animals and projects is important.

LAND, WATER & RECREATION

The 47.58 ± acres feature gently rolling terrain with a combination of native pasture, scattered mature trees and wooded areas. The landscape provides a nice balance of open ground and natural cover, offering flexibility for livestock, outdoor recreation and enjoying the surrounding East Texas countryside.

A small pond adds another appealing feature to the property, while the established fencing and cross-fencing provide utility for livestock and general acreage management.

A natural gas pipeline easement crosses the property, extending from the northeast portion toward the southern boundary. Buyers should verify the easement location and applicable restrictions.

LOCATION

Situated at 786 County Road 4940, Clover Hill Ranch enjoys a peaceful rural setting in Wood County while remaining convenient to Quitmar and surrounding Northeast Texas communities. Quitman serves as the county seat and provides everyday shopping, dining, schools and community services, with additional amenities available in Mineola, Winnsboro and the greater Tyler area. Under 1.5 miles east of Lake Quitman.

PRICE & OPPORTUNITY

Offered at $779,500, Clover Hill Ranch presents an opportunity to own a substantially improved country property with a renovated residence, established equestrian facilities, multiple barns and workshops, and nearly 48 acres of versatile Northeast Texas countryside.

For the horse enthusiast, hobby rancher or anyone looking for a comfortable country home with room to spread out, Clover Hill offers a combination of improvements, acreage and lifestyle that is increasingly difficult to find.

Welcome to Clover Hill Ranch.





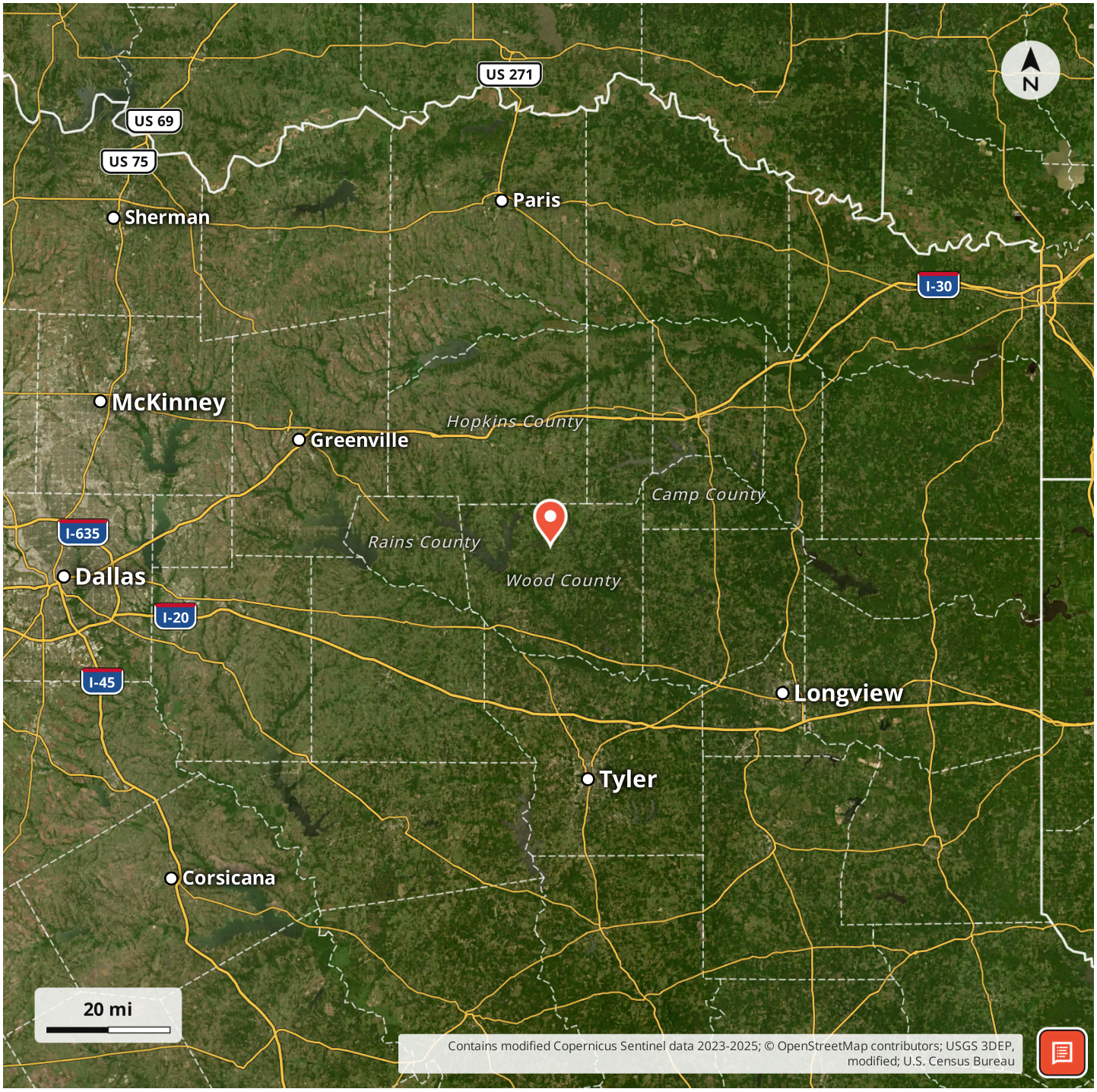








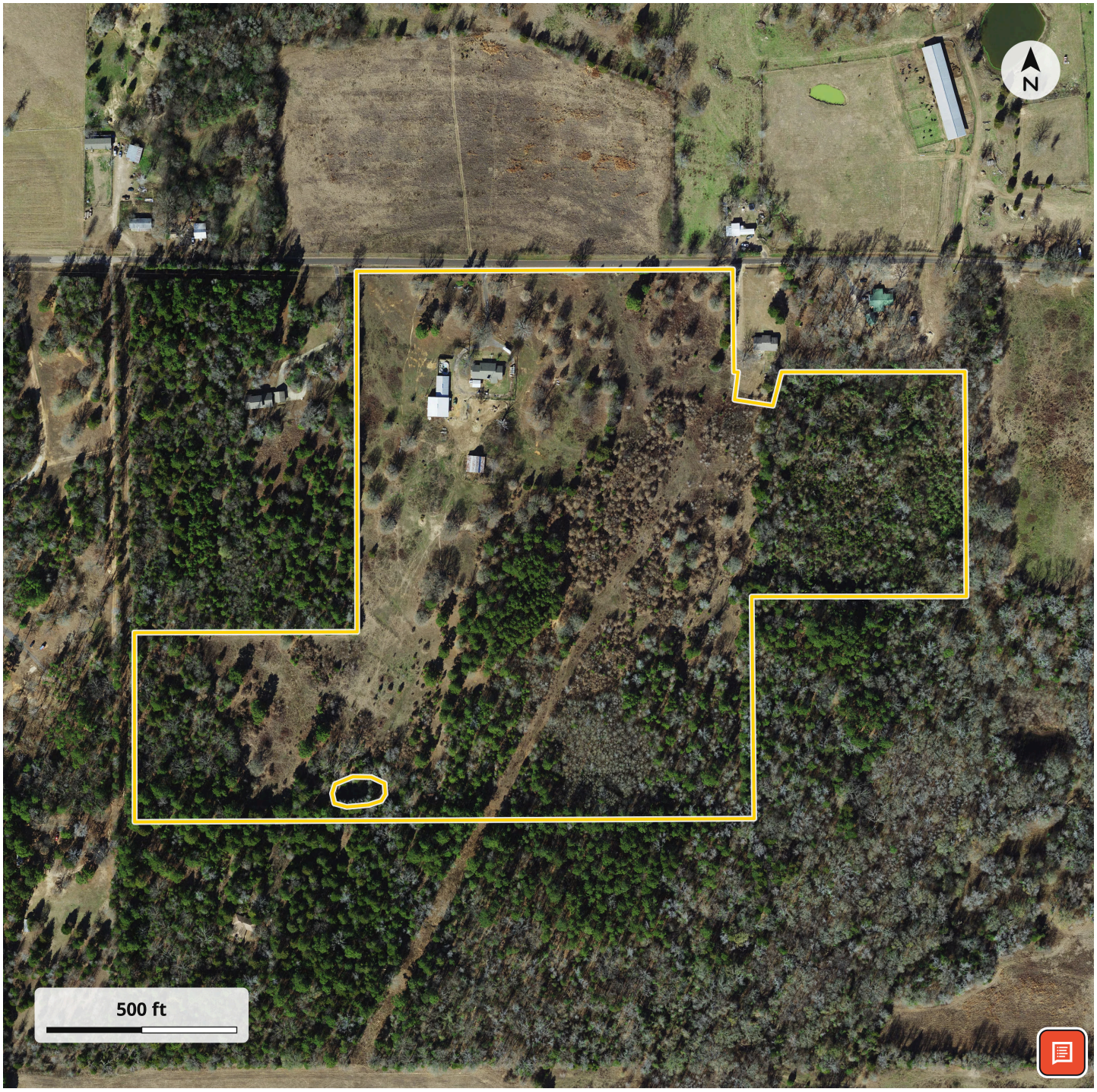
Regional Map



Locator Map


Co Rd 4990
Co Rd 4940
Co Rd 4919
N
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:

Representative
TT Ranch Group

Mobile
(214) 396-9692

Office
(214) 396-9692

Email
info@ttranchgroup.com

Address
3131 Turtle Creek Blvd.

City / State / Zip
Dallas, TX 75219

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 396-9692
https://ttranchgroup.com/