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# Chapel Lake Ranch

975 +/- Acres | Rains County, TX

Listed at \$8,220,000

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## Description:

Chapel Lake Ranch is a 975± acre private estate in Rains County, approximately one hour and fifteen minutes east of downtown Dallas. The ranch features a high-fenced game sanctuary supporting a managed whitetail herd with bucks routinely exceeding 200" B&C alongside fallow deer, blackbuck, and axis, complemented by a 13± acre trophy bass fishery managed by Lochow Ranch Ponds and nearly 3.5 miles of Sabine River frontage. A beautifully constructed wedding chapel with European stained glass windows adds a layer of sentimental and commercial versatility that sets this property apart from any traditional hunting or recreational ranch.

The ranch is anchored by a 12,000± sq. ft. colonial-style main residence commanding panoramic views of the lake and surrounding pastures, featuring expansive balcony porches, soaring 32-foot ceilings, and exceptional custom millwork throughout. A comprehensive suite of agricultural infrastructure, working hay operation, and end-of-road privacy complete one of the most versatile legacy offerings in East Texas.



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## Improvements:

The ranch's most distinctive improvement is a beautifully constructed wedding chapel featuring 12 pews and European stained glass windows, set against the backdrop of the private lake and East Texas hardwoods. Whether used for intimate weddings, family worship, or private gatherings, the chapel adds a layer of sentimental and commercial versatility that is nearly impossible to find on a working ranch of this caliber.

The 12,000± sq. ft. colonial-style main residence commands panoramic views of the lake and pastures, featuring six bedrooms, a grand trophy room with soaring 32-foot ceilings, custom red oak millwork, multiple fireplaces, and a guest apartment above the attached three-car garage. Supporting infrastructure includes an insulated shop with game cooler, a 2,600± sq. ft. equipment building, covered shooting range, 100 GPM Wilcox water well, and an all-weather paved entry road exceeding one mile. Underground utilities run the full length of the drive to the main residence, and city water service provides an additional layer of reliability, delivering a fully turnkey property ready for immediate use.



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## Location:

Chapel Lake Ranch is situated in southeast Rains County, less than 75 miles east of Dallas, with access provided via a private gated entrance off Rains County Road 2440. The property delivers end-of-road privacy and a sense of arrival befitting an estate of this caliber, while remaining within comfortable driving distance of the Metroplex. The ranch entrance sits less than 20 miles from Wood County Airport, making fly-in access practical for owners and guests alike, and the southern boundary's proximity to the Sabine River corridor places the property at the heart of one of East Texas's most productive and sought-after recreational landscapes.



## What's nearby:

The surrounding region offers some of East Texas's most compelling recreational and cultural destinations within a short drive of the ranch gate. Lake Fork, one of the most celebrated bass fisheries in the country and home to more Texas ShareLunker records than any other lake, sits less than 10 miles away, while the small town of Alba provides casual waterfront dining and a relaxed lake community feel. Canton, roughly 30 minutes southwest, hosts the world-famous First Monday Trade Days, and Tyler — the cultural hub of East Texas — offers a full range of dining, shopping, and medical services, all within an hour of the ranch.

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## Hunting & Wildlife:

Chapel Lake Ranch sits within the game-rich Sabine River corridor, and the wildlife program reflects years of intentional management at every level. The high-fenced sanctuary supports a managed whitetail herd with strong genetics, an active MLD program, and a full wildlife exemption, with bucks exceeding 200" B&C routinely harvested and continuing to contribute to the herd's future. The ranch also carries approximately 50± fallow deer alongside remnant populations of blackbuck antelope and axis deer, providing a diverse hunting experience rarely found this close to the Metroplex.

Six tower blinds are strategically distributed across the ranch, each equipped with corn and protein feeders and a tree stand for bow hunters, with all feeders remotely operated via cell phone. Predator wire installed along the game fence approximately three years ago has significantly reduced predator pressure on the herd. An additional 125± acres along the Sabine have been intentionally left low-fenced and wild, supporting free-range populations of whitetail, feral hogs, and waterfowl. The natural slough and oxbow structure already in place along this stretch presents a genuine opportunity to build something reminiscent of Arkansas flooded timber, just miles from the Metroplex.



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## Water:

Chapel Lake Ranch carries an exceptional collection of water resources distributed thoughtfully across the property. The centerpiece is a 13± acre private lake managed in partnership with Lochow Ranch Ponds, one of Texas's most respected fisheries management firms. The lake was completely drained, restocked with premium bass genetics, and its dam rebuilt and engineered to prevent unwanted fish from entering during Sabine River flood events. Water quality is excellent, fishing pressure is minimal, and the result is a professionally managed trophy bass fishery that fishes as good as it looks.

The Sabine River forms the entire southern boundary, delivering approximately 3.5 miles of continuous frontage with exceptional year-round fishing for black bass, sand bass, stripers, catfish, and alligator gar. Red's Slough, a naturally formed oxbow nearly a mile in length with 5± acres of surface water, sits within the river corridor and functions as a reliable waterfowl magnet through the fall and winter months. Frank's Creek traverses the northern and eastern boundaries before entering the Sabine, and additional stock tanks distributed across the ranch maintain water year-round even during the driest months.



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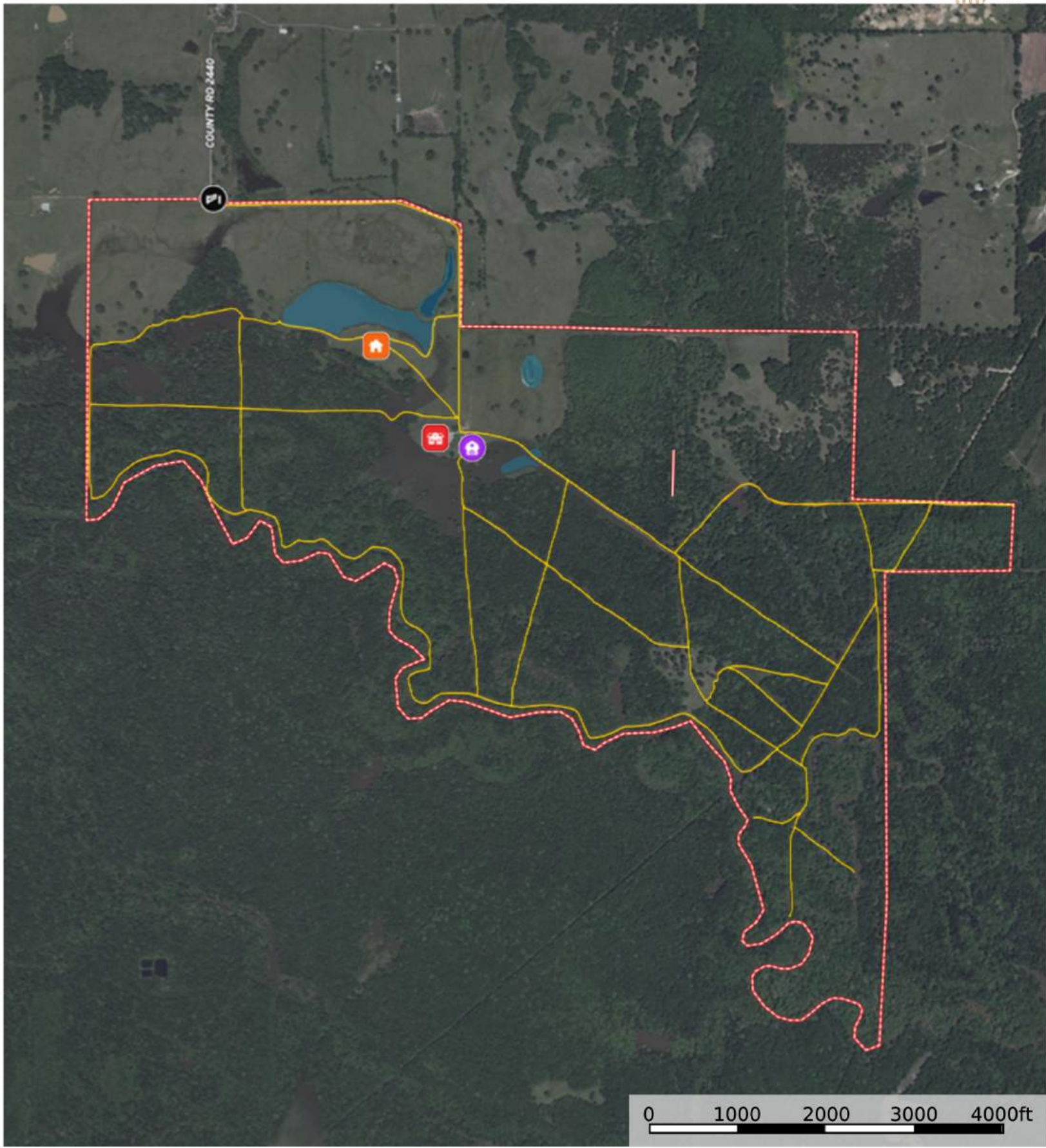
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## Land & topography:

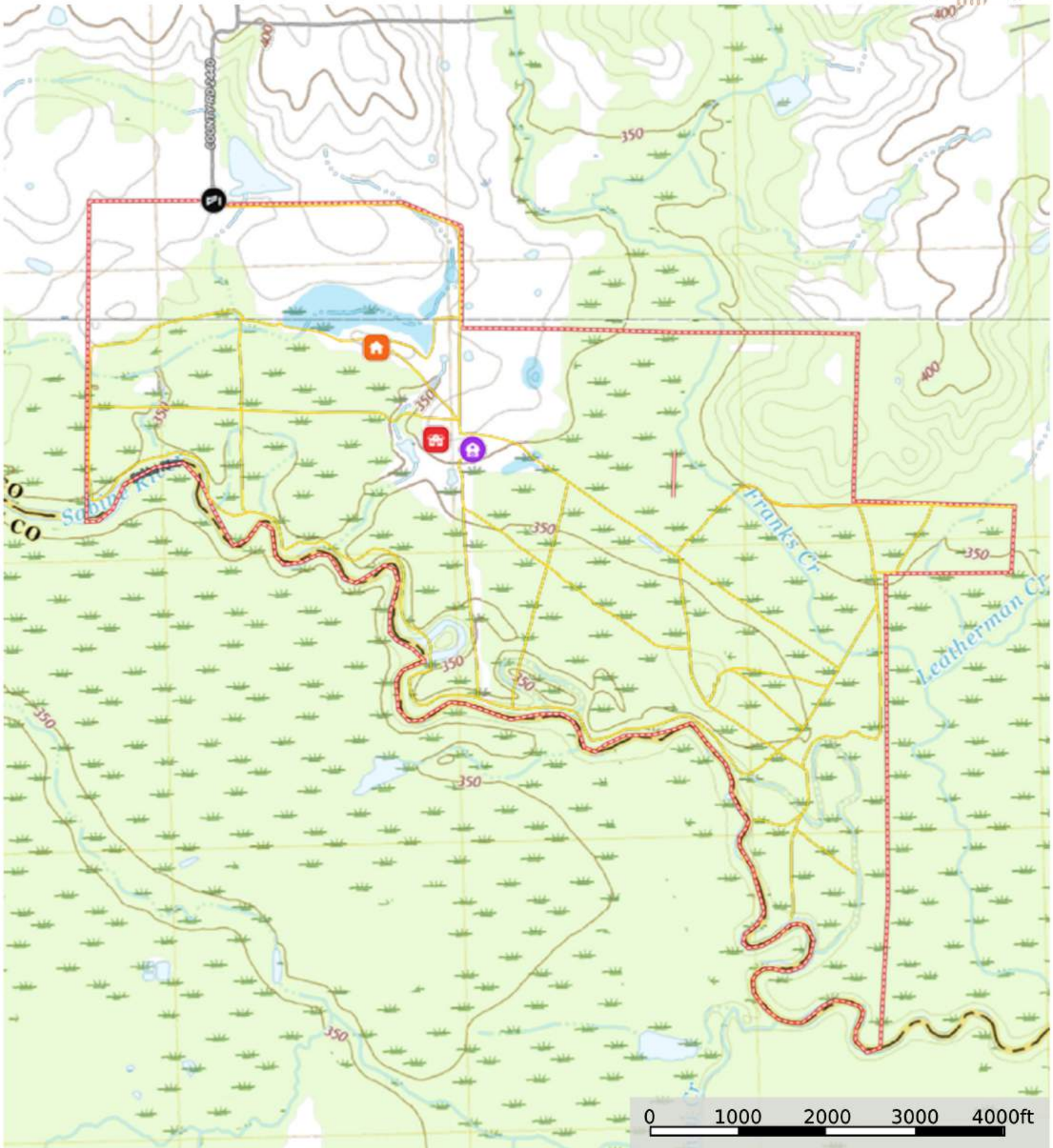
Chapel Lake Ranch encompasses a diverse mosaic of habitat types within the South Central Plains Ecoregion, with native hardwood canopy including oaks, walnut, elm, and pecan framing the upland pastures before transitioning into richly timbered bottomlands along the Sabine River corridor. An elevation change of approximately 50 feet creates natural drainage patterns enhanced through professionally designed road and drainage infrastructure, and roads are regularly maintained and passable by truck throughout the property. Bottomland soils are predominantly dark, productive Gladewater Clay well suited for food plots, while upland pastures shift to well-drained Woodtell Loam supporting the ranch's 200± acre Bermuda and Bahia grass hay operation.

The Sabine River bottom adds significant habitat complexity to the southern reaches of the ranch, forming multiple sloughs, oxbows, and low-lying corridors that define some of the most productive ground on the property. This stretch of classic East Texas bottom timber shifts with the seasons, transitioning from flooded timber and backwater sloughs in wet months to some of the most productive native hunting on the ranch as the water recedes, creating a dynamic landscape that anchors the southern boundary with both beauty and purpose.





- Chapel
- Gate
- Barn
- Main House
- Primary Road
- Track
- Pond / Tank
- Boundary



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Tyler Thomas  
TT Ranch Group agent

Email: [tyler@ttranchgroup.com](mailto:tyler@ttranchgroup.com)  
Mobile: (214) 718-2800

