Meadow Creek Ranch
4320 Co Rd 1033
Celeste, TX 75423

$849,900
68.25± Acres
Hunt County







SUMMARY

Address
4320 Co Rd 1033

City, State Zip
Celeste, TX 75423

County
Hunt County

Type
Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude
33.248393 / -96.12636

Acreage
68.25

Price
$849,900

Property Website
ttranchgroup.com







PROPERTY DESCRIPTION

Located in the quiet countryside of north Greenville, Meadow Creek Ranch encompasses 68.25± acres of productive pastureland ideally suited for cattle, hay production, recreation, or a future homesite. Surrounded by similarly sized ranches and peaceful country homesteads, the property offers the privacy and rural character that buyers increasingly seek, all within a convenient drive of the Dallas-Fort Worth Metroplex.

With quality fencing, two stock tanks, and a seasonal creek traversing the northeastern corner, this property combines agricultural utility with the beauty and tranquility of open country living.

Land & Improvements

Offering a clean slate for future development, the property is unimproved and free of structures, allowing the next owner to tailor the land to their own vision. The ranch features:

- Good perimeter fencing
- Open pasture suitable for cattle and hay production
- Current cattle lease providing ongoing agricultural use
- Gently rolling terrain with excellent usability

Whether maintained as a working operation or transformed into a private country retreat, the ranch provides flexibility for a variety of uses.

Water Features

Two stock tanks provide dependable water sources for livestock and wildlife, with one pond supporting populations of bass and sunfish, adding a recreational component to the property.

In addition to the ponds, a creek winds through the northeastern portion of the ranch, creating a natural corridor that enhances both the aesthetics and ecological diversity of the land. For buyers seeking North Texas acreage with water, opportunities like this at an accessible price point are becoming harder to find.

Agriculture & Use

Currently leased for cattle grazing, the ranch has demonstrated its productivity and practicality as an agricultural property. Its open pastures and water resources make it well suited for:

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

The absence of improvements provides complete freedom for future owners to create a custom setup tailored to their operational or lifestyle needs.

Lifestyle & Future Homesite Potential

One of the property's most attractive qualities is its setting. The surrounding area is characterized by similarly sized ranches and quiet country homesteads, preserving the peaceful atmosphere that defines this part of Hunt County.

For those dreaming of building a home in the country, the ranch offers numerous opportunities to create a private residence surrounded by open pasture and scenic water features. Whether envisioned as a permanent residence, weekend escape, or family retreat, the land provides an ideal backdrop for rural living without sacrificing accessibility to Dallas.

Wildlife & Recreation

The combination of pasture, surface water, and creek habitat supports a variety of native wildlife commonly found throughout Northeast Texas. Whitetail deer, waterfowl, and small game frequent the area, providing recreational opportunities alongside the property's agricultural capabilities.

Fishing enthusiasts will appreciate the bass and bluegill found in one of the stock tanks, offering enjoyable days close to home without ever leaving the ranch.

Location

Ideally situated on the northern edge of Greenville in Hunt County, Meadow Creek Ranch enjoys a convenient location with easy access to the Metroplex. Greenville, just 10 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 proximity to urban amenities, the ranch delivers. McKinney, Rockwall, and the broader DFW Metroplex are all within comfortable driving distance, putting world-class dining, shopping, professional sports, and major medical centers within reach on any given day. DFW International Airport is just an hour away, making the property equally practical for full-time residents and out-of-state buyers looking for a Texas foothold.

- 10 minutes to Greenville dining, shopping, and healthcare
- 40 miles to Lake Tawakoni State Park
- 40 miles to Rockwall
- 45 miles to McKinney
- 1 hour to Downtown Dallas
- 1 hour to DFW International Airport
- 1.5 hours to Fort Worth

Conclusion

Meadow Creek Ranch presents an opportunity to own 68.25± acres of versatile North Texas land where productivity, privacy, and future potential come together. With quality fencing, two ponds, a seasonal creek, and a peaceful setting surrounded by like-minded properties, this ranch is equally suited for cattle operations, hay production, recreational use, or the creation of a country homestead.

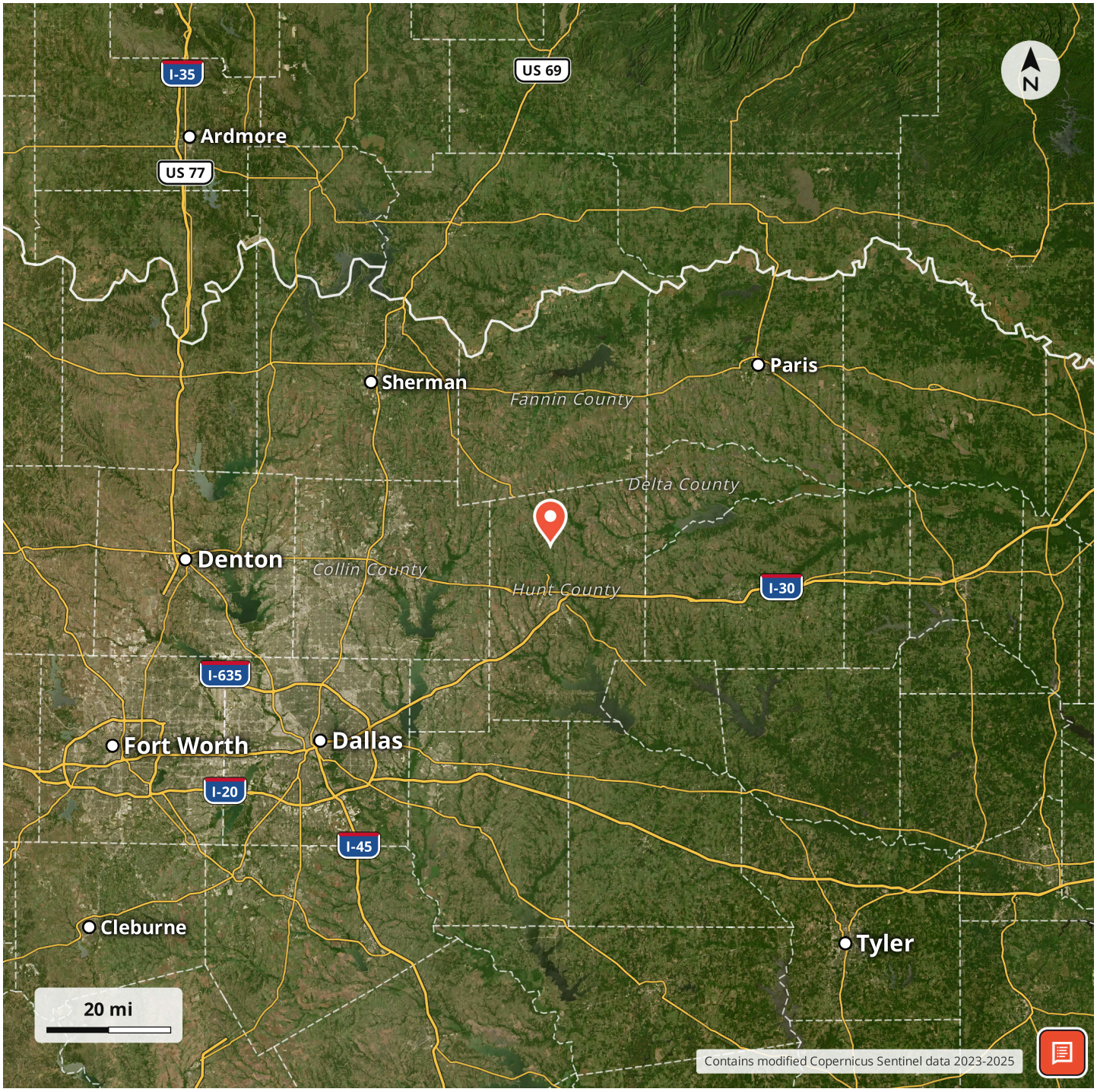
For buyers seeking a manageable-sized property with water, agricultural value, and proximity to Dallas, Meadow Creek Ranch offers the simplicity and enduring appeal that make land ownership so rewarding.



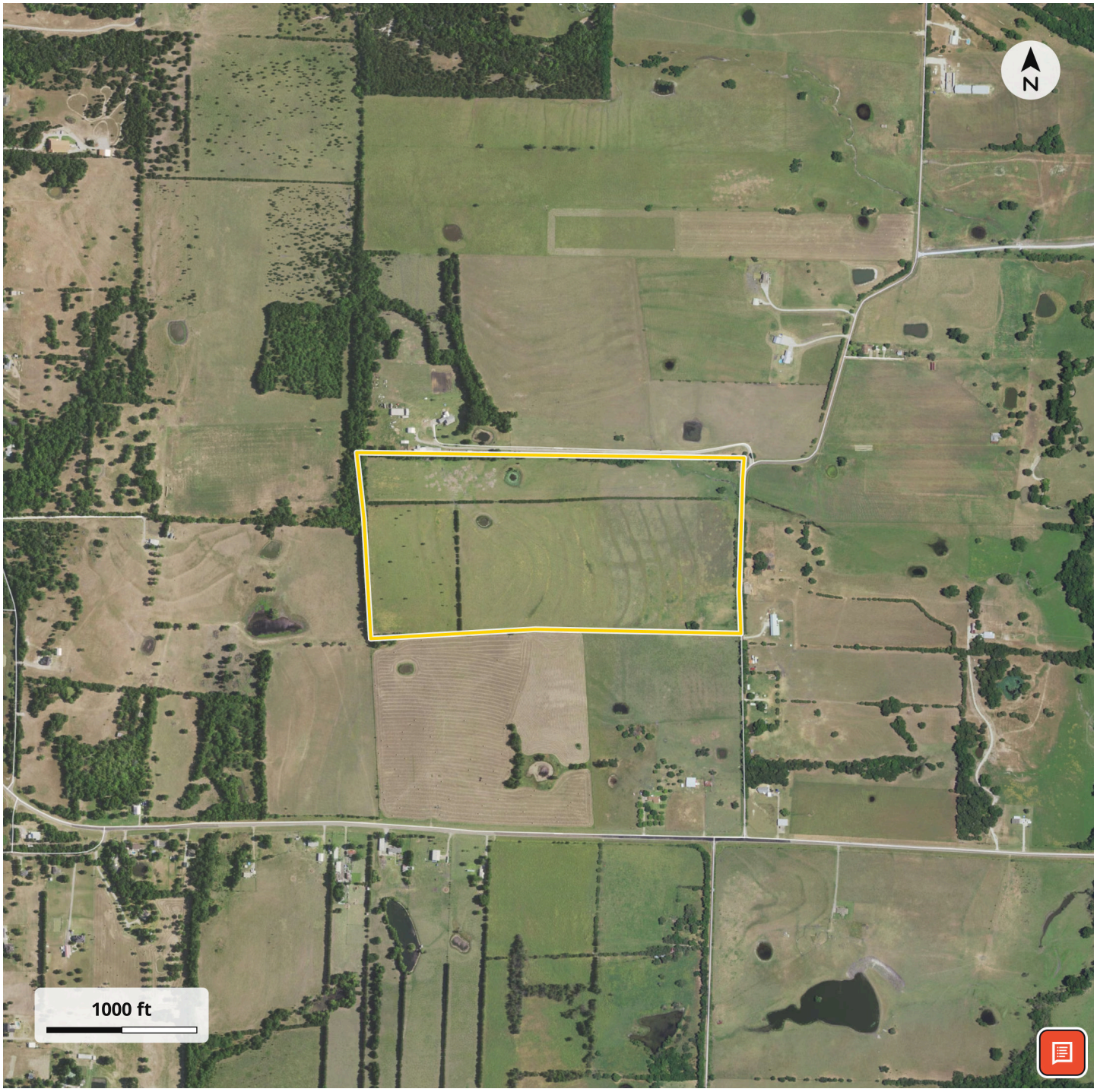




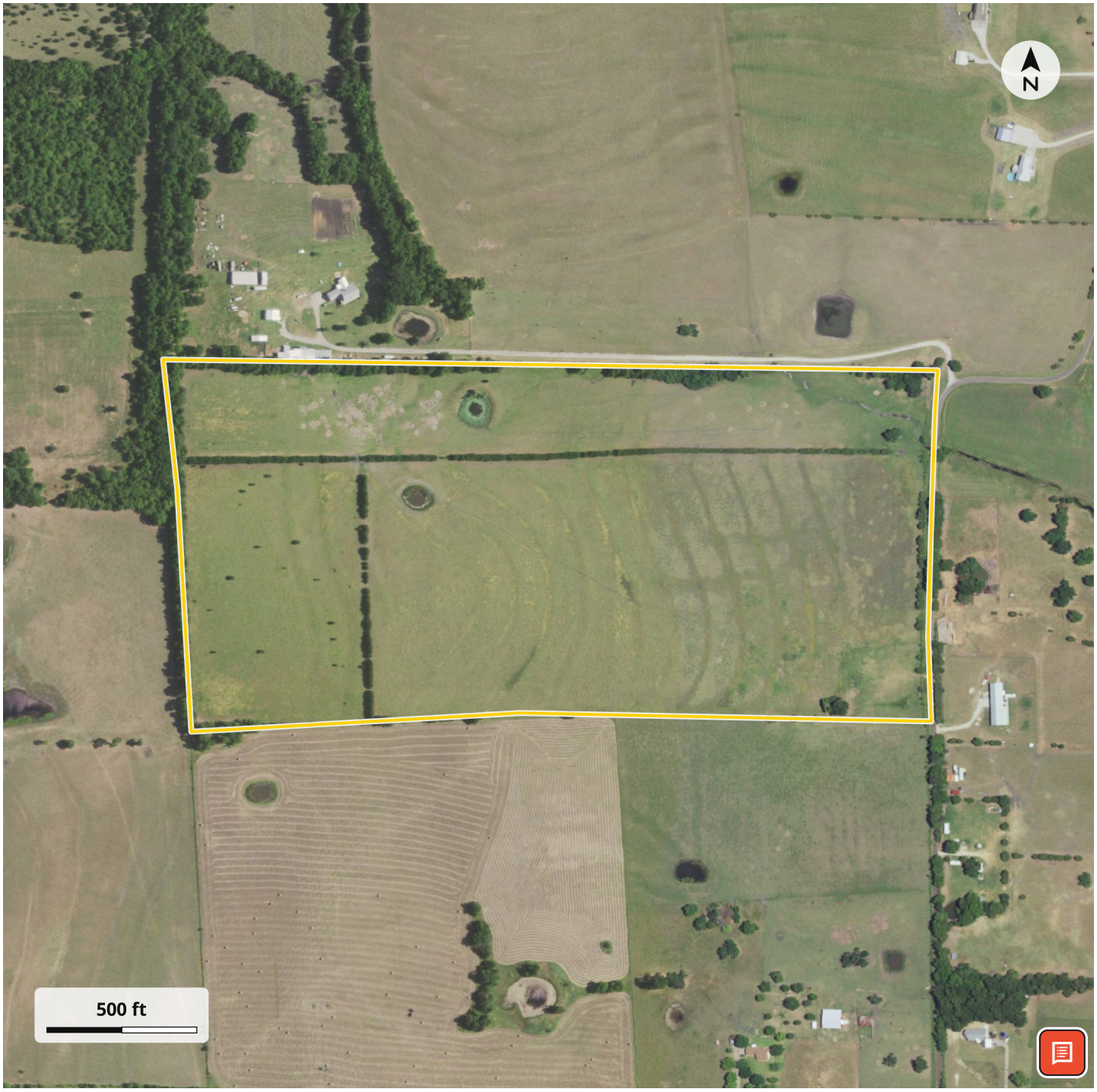

Regional Map



Locator Map



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

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