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# D Bar M Ranch

98 +/- Acres | Wood County, TX

Listed at \$2,200,000

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## Description:

D Bar M Ranch is a 98± acre waterfront estate on the storied shores of Lake Fork, just 1 hour and 45 minutes east of Dallas. With over three-quarters of a mile of direct frontage on Texas's premier bass fishery, the property delivers an exceptional blend of recreational living, agricultural productivity, and legacy appeal – anchored by a beautifully maintained park-like homesite surrounded by stocked ponds and mature timber.

The ranch features a well-kept 2-bedroom, 2-bath residence, a screened pavilion overlooking the water, a climate-controlled office building, a large barn with heated workshop, and multiple utility structures throughout. Approximately 40 acres are in active hay production, a small cattle operation is in place, and three ponds complement the expansive Lake Fork frontage. Whitetail deer, waterfowl, and world-class bass fishing round out the recreational offering. With a family legacy dating to 1910 and a prime 4-acre lakefront building site presenting future development potential, D Bar M Ranch is a rare convergence of land, water, and history in East Texas.



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## Lake Fork Frontage & Water Features:

The property's defining feature is its three-quarters of a mile of direct Lake Fork frontage, placing the ranch along one of the most celebrated bass fisheries in the country. A 22-acre Sabine River Authority leaseback extends usable access along the shoreline at minimal holding cost, further enhancing an already exceptional waterfront position. Beyond the lake itself, the ranch holds three additional ponds – the largest spanning 1.48± acres and reaching depths of approximately 20 feet, stocked with bass, hybrid bluegill, redear, and crappie – along with a 0.3± acre pond and a third pond on the eastern side of the property. Two operational water wells support the ponds and garden infrastructure. Seasonal waterfowl habitat is well-established throughout, with numerous wood duck boxes drawing returning populations year after year. A prime 4-acre lakefront building site overlooks the main body of Lake Fork, presenting compelling opportunity for a future residence, family compound, or development. From the stocked ponds at the homesite to open lake access steps away, water is present at every turn on D Bar M Ranch.



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## Improvements:

The heart of D Bar M Ranch is a thoughtfully developed 1.5-acre park-like homesite centered around two stocked ponds and shaded by mature trees. The primary residence is a well-maintained 2-bedroom, 2-bathroom home of approximately 1,000± sq. ft., connected to city water and underground utilities. A screened-in pavilion overlooks the water, while a climate-controlled craft and office building provides space for creative pursuits or remote work. A large barn with bay doors encompasses a heated and air-conditioned workshop and covered parking, and multiple utility structures — including a pump house, smoke shack, and storage buildings — are served by water and electricity throughout.

Two additional building sites within the park setting present opportunities for expansion, and a prime 4-acre lakefront building site overlooking the main body of Lake Fork offers an exceptional canvas for a signature residence or family compound. The improvements at D Bar M reflect decades of careful stewardship and position the ranch for a seamless transition into its next chapter of ownership.



## Location:

D Bar M Ranch is ideally positioned along the western shore of Lake Fork in Wood County, just minutes from the town of Yantis and the surrounding Lake Fork communities. The property is accessed via CR 1950 and CR 1960, offering three points of entry and a sense of arrival befitting a ranch of this caliber. Despite its peaceful, secluded setting, the ranch remains highly accessible — sitting approximately 1 hour and 45 minutes east of Dallas, placing it within comfortable driving distance of the Metroplex. This combination of waterfront privacy and regional connectivity allows owners to enjoy the full character of East Texas ranch living without sacrificing convenient access to business, travel, dining, and entertainment.



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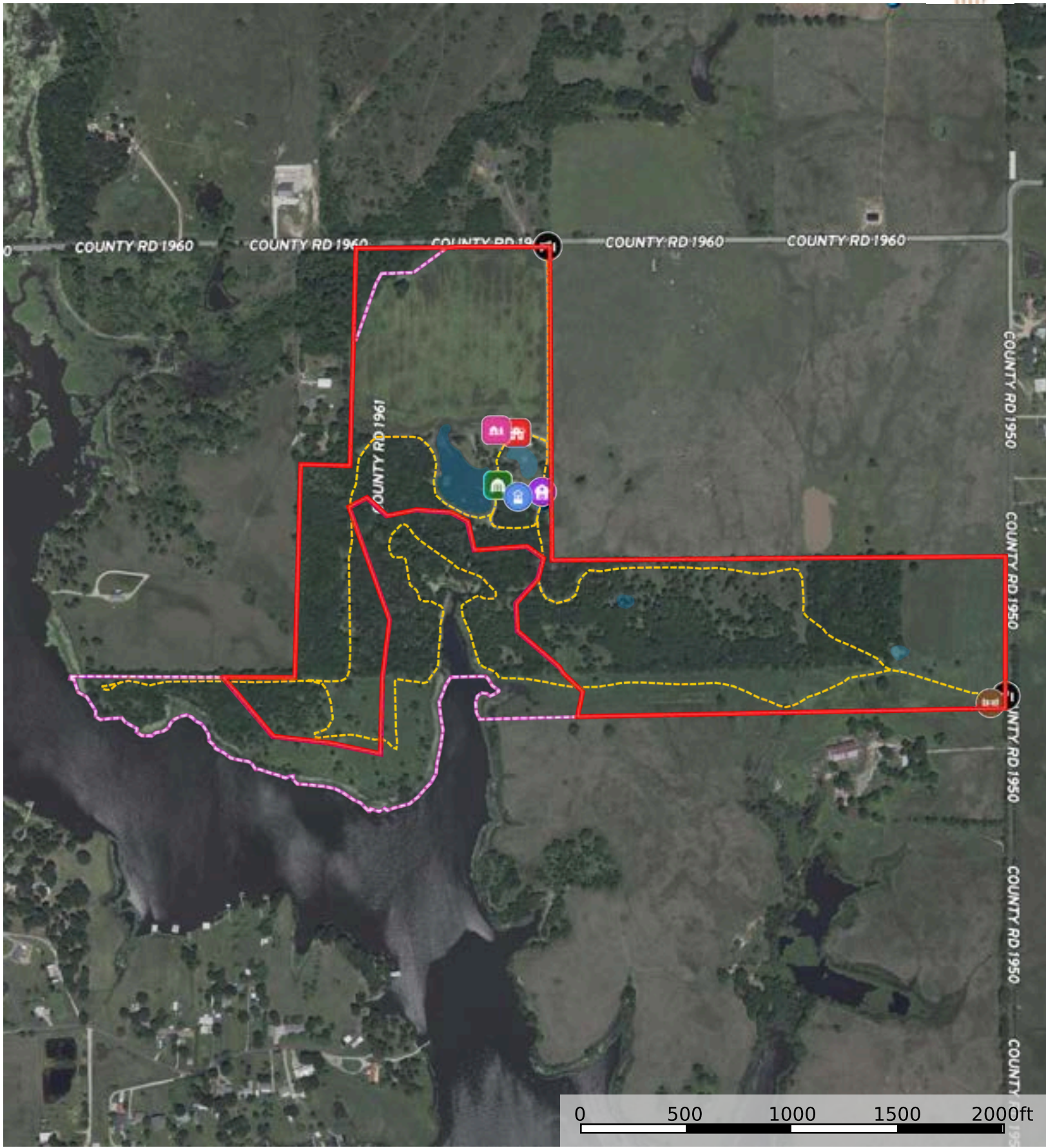
## Land & topography:

D Bar M Ranch encompasses 98± acres of gently rolling East Texas terrain, featuring a productive mix of open pasture, mature timber, and transitional edge habitat. Approximately 40 acres are currently in active hay production, with the remainder in native cover and woodland. Well-maintained interior roads and over a mile of ATV trails provide easy access throughout, supporting a broad range of uses — from working ranch operations and wildlife habitat to recreational pursuits and future development.

## Wildlife:

D Bar M Ranch offers exceptional hunting and recreational opportunities across its diverse East Texas terrain. The property supports healthy populations of whitetail deer, feral hogs, ducks and waterfowl, and small game, with the mix of timber, pasture, water, and edge habitat creating ideal conditions for wildlife year-round. Numerous wood duck boxes draw returning populations annually, producing consistent hatches that have become a hallmark of the ranch. Lake Fork provides world-class bass fishing steps from the front door — widely regarded as the premier bass destination in Texas — rounding out a recreational package that is difficult to match in East Texas.





- Well
- Shed / Shack
- Cabin
- Pens
- Gate
- Barn
- Main House
- Road / Trail
- Boundary
- Pond / Tank
- Boundary 1 1
- Boundary 2 1
- Water Wells



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