

**D Bar M Ranch**  
507 cr 1960  
Yantis, TX 75497

**\$2,200,000**  
98± Acres  
Wood County



**D Bar M Ranch**  
**Yantis, TX / Wood County**

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**SUMMARY**

**Address**

507 cr 1960

**City, State Zip**

Yantis, TX 75497

**County**

Wood County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

32.880377 / -95.559475

**Acreage**

98

**Price**

\$2,200,000

**Property Website**

<https://ttranchgroup.com/property/d-bar-m-ranch-wood-texas/104065/>



## **PROPERTY DESCRIPTION**

Tucked away along the legendary shores of Lake Fork, this 98 +/- acre Texas ranch for sale offers a rare blend of privacy, productivity, and premier waterfront living. With over 3/4 mile of Lake Fork frontage, a beautifully maintained park-like homesite, and a balance of pasture and timber, the property presents itself as both a peaceful retreat and a highly functional acreage with water. Located just 1 hour and 45 minutes east of Dallas, this East Texas ranch combines recreational appeal, agricultural utility, and long-term development potential - making it equally suited as a family legacy property, weekend escape, or future investment.

## **Location**

D Bar M sits approximately 1 hour and 45 minutes from Dallas, just minutes from Yantis and the surrounding Lake Fork communities, with easy access via CR 1950 and CR 1960, offering three points of entry.

## **Homesite & Improvements**

At the heart of the ranch lies a thoughtfully developed 1.5-acre landscaped park setting, centered around two stocked ponds and shaded by mature trees. The primary residence is a well-kept 2-bedroom, 2-bathroom home (approximately 1,000± sq. ft.), connected to city water and underground utilities.

The homesite is designed for both comfort and functionality. A screened-in pavilion overlooks the water and offers an ideal place to unwind and take in the peaceful setting. A climate-controlled craft and office building is perfect for creative or remote work, while a large barn with bay doors includes a heated and air-conditioned workshop and covered parking. Multiple utility structures - including a pump house, smoke shack, and storage buildings - are all served by water and electricity.

Two additional building sites within the park setting provide opportunities for expansion, whether for family or guests. Access is both secure and scenic, with an automatic gated entrance leading to over 1,000 feet of gravel driveway.

## **Water Features & Lake Frontage**

Water is the defining element of this property. With over three-quarters of a mile of Lake Fork frontage, the ranch provides direct access to one of the most renowned bass fishing lakes in Texas.

Beyond the lake itself, the property includes two stocked ponds - one spanning 1.48 +/- acres and reaching depths of approximately 20 feet, populated with bass, hybrid bluegill, redear, and crappie - along with a smaller 0.3 +/- acre pond and a third pond on the eastern side. Two operational water wells support the ponds and garden. Seasonal waterfowl habitat is well-established, enhanced by numerous wood duck boxes that draw returning populations year after year. The Sabine River Authority leaseback, approximately 22 acres, offers extended access along the lake with minimal holding cost, further enhancing the usability of this already water-rich property.

## **Land, Agriculture & Use**

The ranch is both productive and well-managed. Approximately 40 acres are currently in hay production, yielding around 200-250 round bales annually. A small cattle operation is in place, complete with fencing, cross-fencing, a corral, and working pens. A thriving garden area is supported by nearby water infrastructure. The property carries an agricultural exemption, helping maintain low holding costs while supporting continued ranching operations.

Well-maintained interior roads and over a mile of ATV trails allow for easy navigation and recreational enjoyment across the property.

## **Wildlife & Recreation**

This is a true East Texas recreational haven. The mix of timber, pasture, water, and edge habitat supports abundant wildlife, including whitetail deer, feral hogs, ducks and waterfowl - with annual wood duck hatches - as well as squirrels and other small game. The

property is ideal for hunting land buyers seeking diversity, while Lake Fork itself is widely regarded as the premier bass fishing destination in Texas. Additional nearby attractions include two 18-hole golf courses within five miles and an upland bird hunting resort.

## **History & Setting**

The land carries a deep-rooted connection to the area, with the current family's presence dating back to 1910. Portions of their original holdings now lie beneath the waters of Lake Fork, adding a meaningful layer of legacy to the property. Today, the ranch reflects that history through its careful stewardship - exceptionally maintained, thoughtfully improved, and positioned for the next chapter of ownership.

## **Future Potential**

Beyond its current use, the property offers compelling upside. A prime 4-acre lakefront homesite overlooks the main body of Lake Fork, presenting opportunity for a family compound or multi-home retreat, as well as potential for a corporate retreat, RV park, or cabin and tiny home development, subject to applicable guidelines. Its combination of access, water, and layout makes it uniquely suited for both private enjoyment and strategic development.

## **Conclusion**

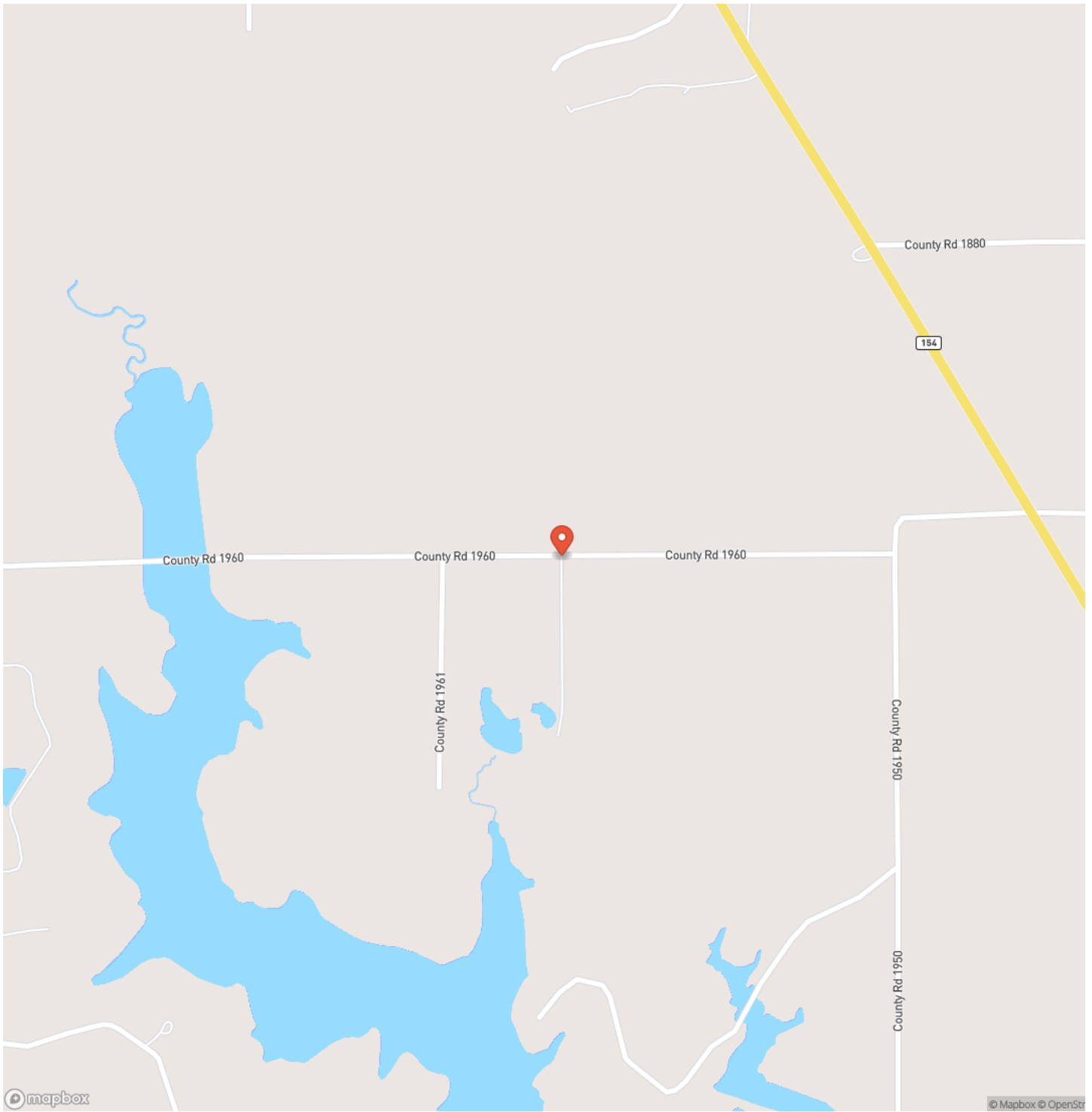
D Bar M represents a rare offering in today's market - a Texas ranch for sale with extensive waterfront, strong agricultural capability, and exceptional recreational value. From quiet mornings overlooking iris-lined stocked ponds to world-class fishing just steps away, the property captures the essence of East Texas living. Whether envisioned as a private escape, working ranch, or legacy investment, this is a place where land, water, and history come together in a truly compelling way.



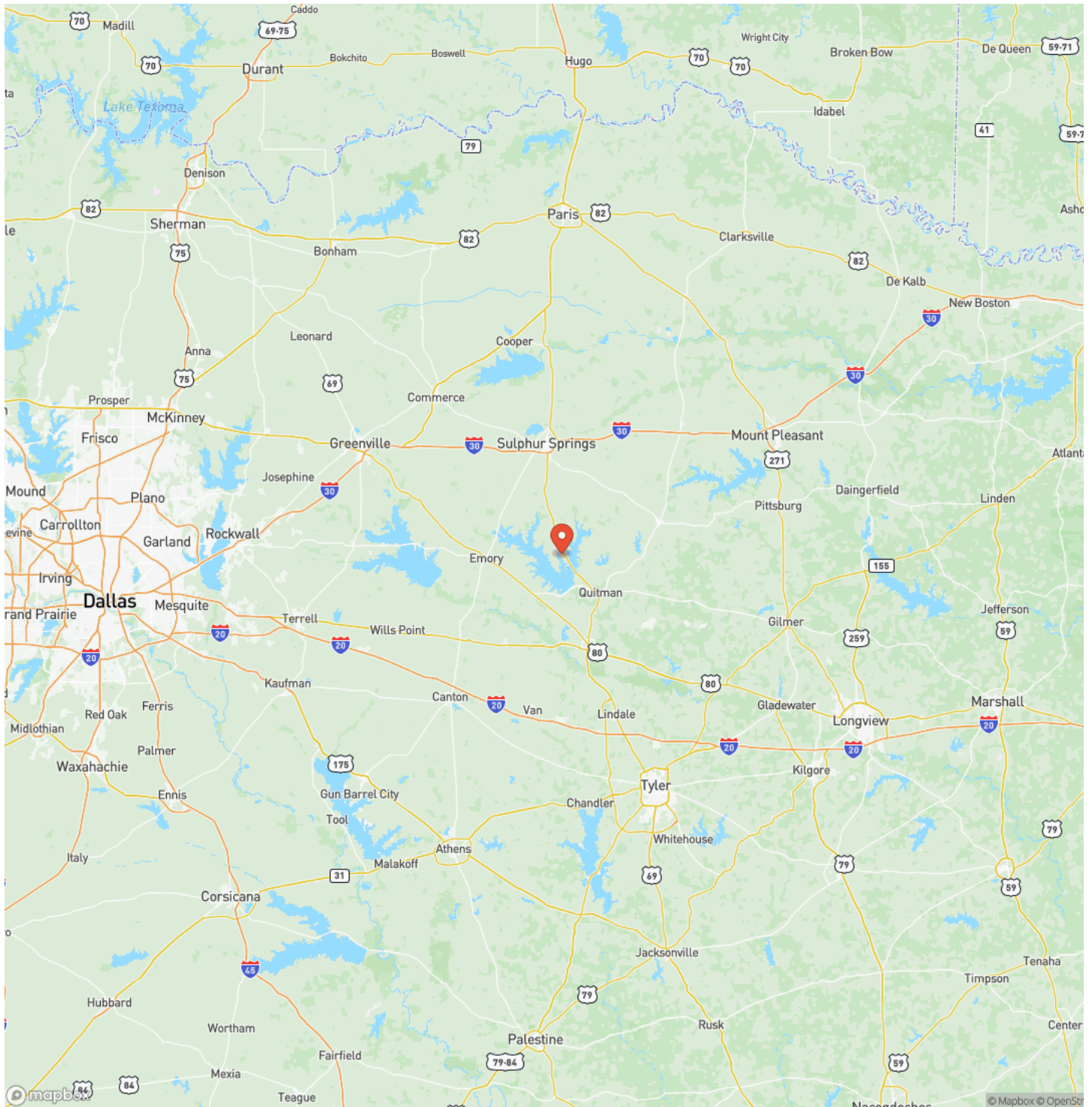
D Bar M Ranch  
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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