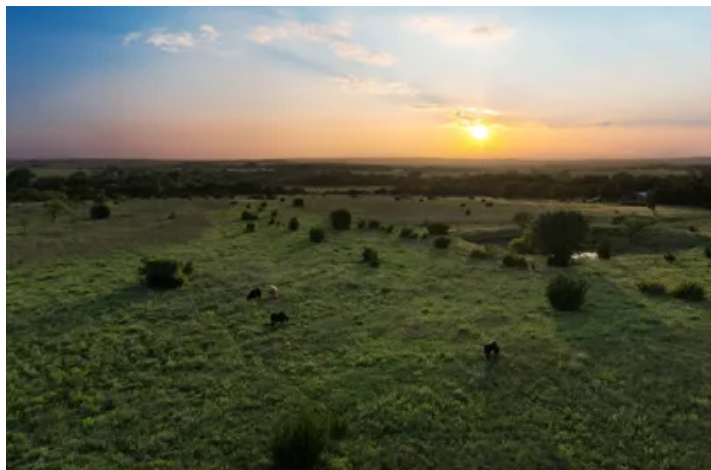


Margarita Ranch
15313 Margarita Court
Lipan, TX 76462

\$3,390,000
69± Acres
Hood County



Margarita Ranch
Lipan, TX / Hood County

SUMMARY

Address

15313 Margarita Court null

City, State Zip

Lipan, TX 76462

County

Hood County

Type

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

Latitude / Longitude

32.468472 / -98.046106

Dwelling Square Feet

6,106

Bedrooms / Bathrooms

5 / 6

Acreage

69

Price

\$3,390,000

Property Website

<https://ttranchgroup.com/property/margarita-ranch/hood/texas/113483/>



PROPERTY DESCRIPTION

Set in the rolling countryside of Hood County near Lipan, this exceptional 69 ± acre ranch blends luxury living with a thoughtfully designed equestrian setting. Fully cross-fenced with productive pasture, multiple ponds, and quality ranch infrastructure, the property is ideal for horse enthusiasts, cattle operations, or those seeking a private North Texas retreat. Just over an hour from Fort Worth, it offers an outstanding balance of privacy, functionality, and refined country living.

Anchoring the property is a beautifully crafted 6,106 ± square foot modern farmhouse completed in 2021. Complemented by a second ranch home, quality improvements, and room for future equestrian expansion, the property is equally suited as a premier horse ranch, family retreat, or long-term legacy investment.

LOCATION:

Located in the peaceful countryside of Lipan in southern Hood County, the ranch offers the tranquility of rural living while remaining within easy reach of the Fort Worth metroplex and surrounding communities.

Approximate driving distances:

- 4 miles to Lipan
- 25 miles to Granbury
- 25 miles to Stephenville
- 36 miles to Weatherford
- 65 miles to Fort Worth
- Less than 100 miles to Dallas

Lipan provides small-town charm with everyday conveniences, while nearby Granbury, Stephenville, and Weatherford offer additional shopping, dining, and healthcare. Convenient access to both Fort Worth and Dallas creates an ideal balance of seclusion and accessibility.

IMPROVEMENTS:

Designed to complement both luxury living and ranch functionality, the improvements provide an exceptional balance of comfort and practicality. Completed in 2021, the 6,106 ± square foot modern farmhouse features five bedrooms, five full bathrooms, two half baths, expansive living areas, and thoughtfully designed finishes throughout.

Interior highlights include a chef's kitchen with a large island, butler's pantry, walk-in pantry, wet bar, vaulted ceilings, custom built-ins, dedicated office space, and integrated Control4 smart home technology. Two gas fireplaces, including one outdoors, create inviting gathering spaces year-round.

Outdoor amenities include a heated pool and spa, outdoor kitchen, covered patios, outdoor shower, attached grill, and sweeping ranch views. Complementing the main residence is a 1,300 ± square foot ranch home built in 1995 featuring three bedrooms, one bathroom, and a screened porch. Ideal for a ranch manager, guest accommodations, or potential rental income, the second home adds valuable flexibility.

Additional improvements include a barn with attached pens, storage buildings, a whole-home Generac generator, electric gated entrance, security system with cameras, and an attached four-car garage. The layout also allows ample room for a future arena, round pen, expanded barn, or additional equestrian facilities.

WATER:

Five ponds are distributed throughout the ranch, providing reliable water for livestock while enhancing both the beauty and functionality of the property. Four water wells supply dependable water for the residences and ranch operations, creating a property that is both practical and well-equipped for everyday ranch living.

EQUESTRIAN & RANCH IMPROVEMENTS:

Designed with horse owners and ranchers in mind, the property is fully cross-fenced with multiple pastures and a barn with attached pens already in place. Currently running cattle, the ranch includes functional cattle infrastructure that will convey with the sale, offering immediate utility for livestock operations. The layout also supports equestrian use with ample room for a covered arena, round pen, expanded barn, or custom training facilities.

Whether used for cutting horses, performance horses, cattle work, or recreational riding, the ranch offers the flexibility to adapt to a wide range of agricultural and equestrian pursuits.

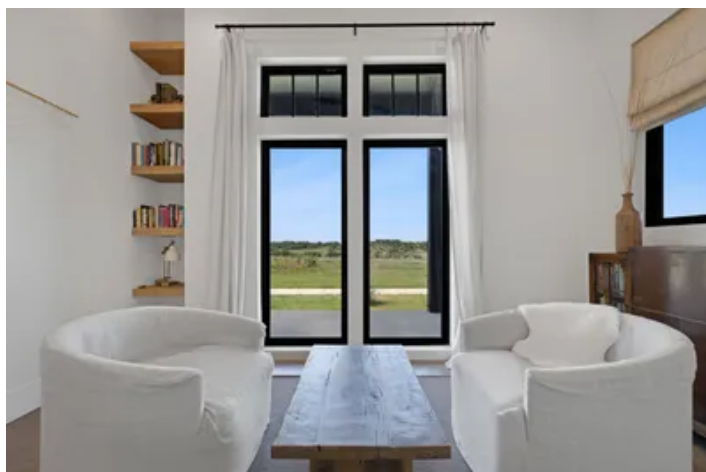
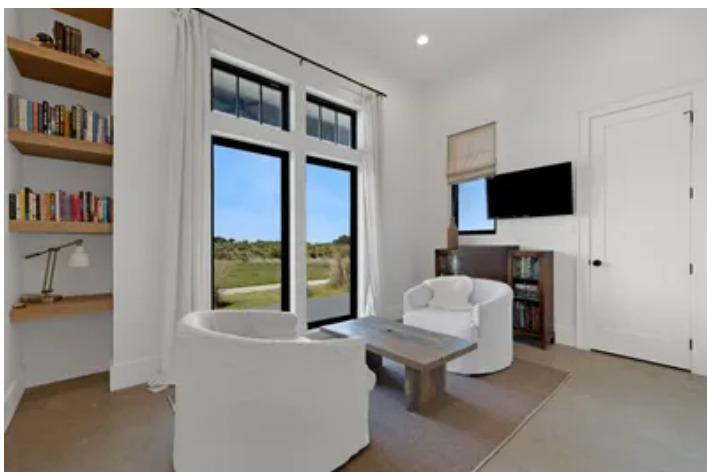
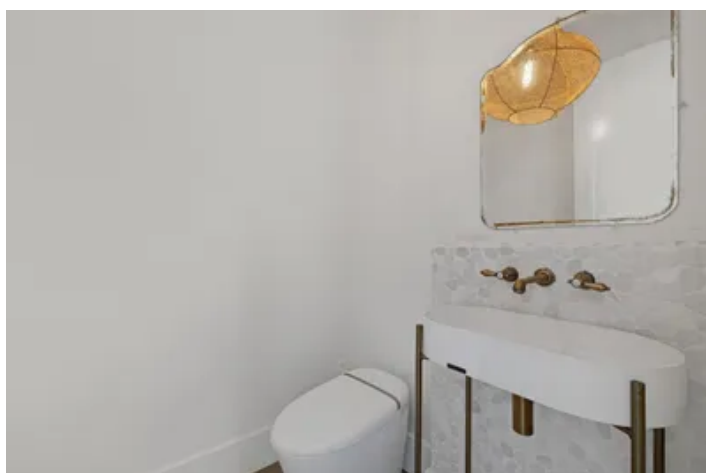
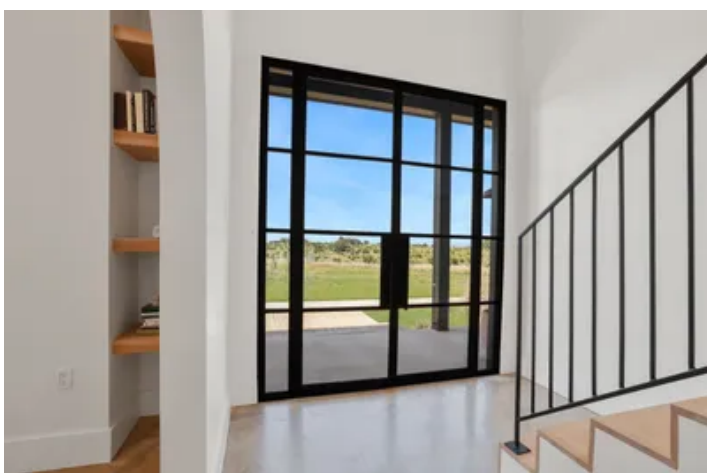
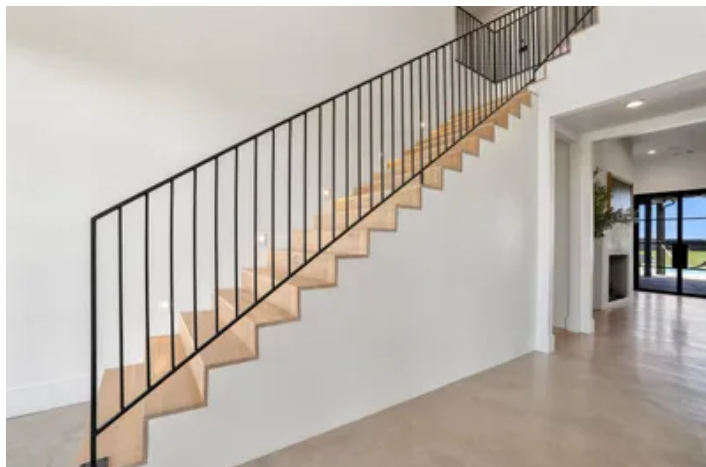
LAND:

The ranch encompasses 69 ± acres of productive pasture divided by quality cross fencing, creating an efficient and highly usable layout for livestock and horses. Gently rolling terrain, multiple water features, and room for future improvements make the property equally suited as a private horse ranch, cattle operation, or luxury country estate.

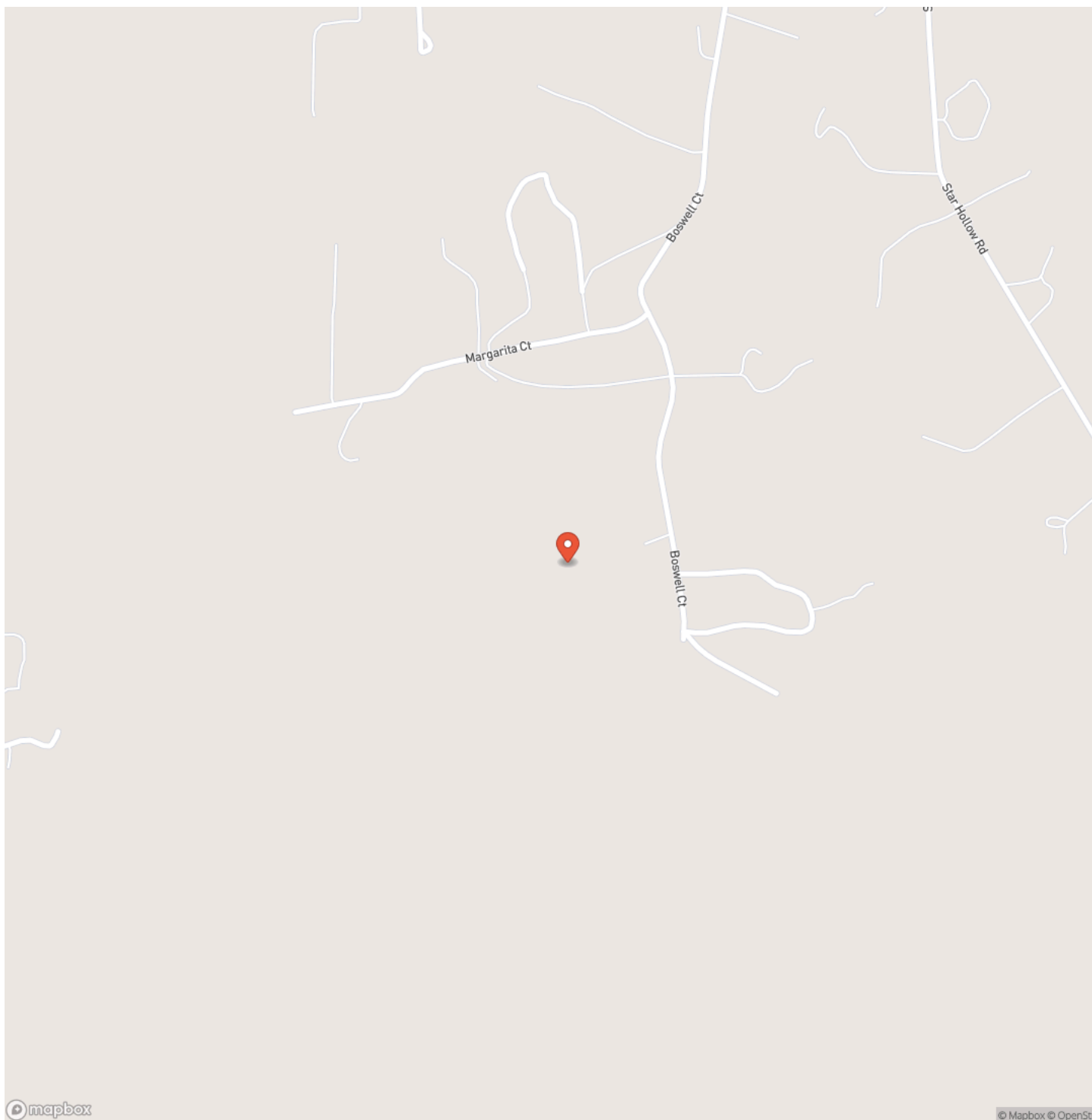
CONCLUSION:

This exceptional Lipan ranch offers a rare opportunity to own a luxury North Texas property where elegant living and equestrian functionality come together on one beautifully improved tract. From the thoughtfully designed residences and productive pasture to the abundant water resources and flexible ranch infrastructure, every aspect of the property has been planned to support both lifestyle and operation.

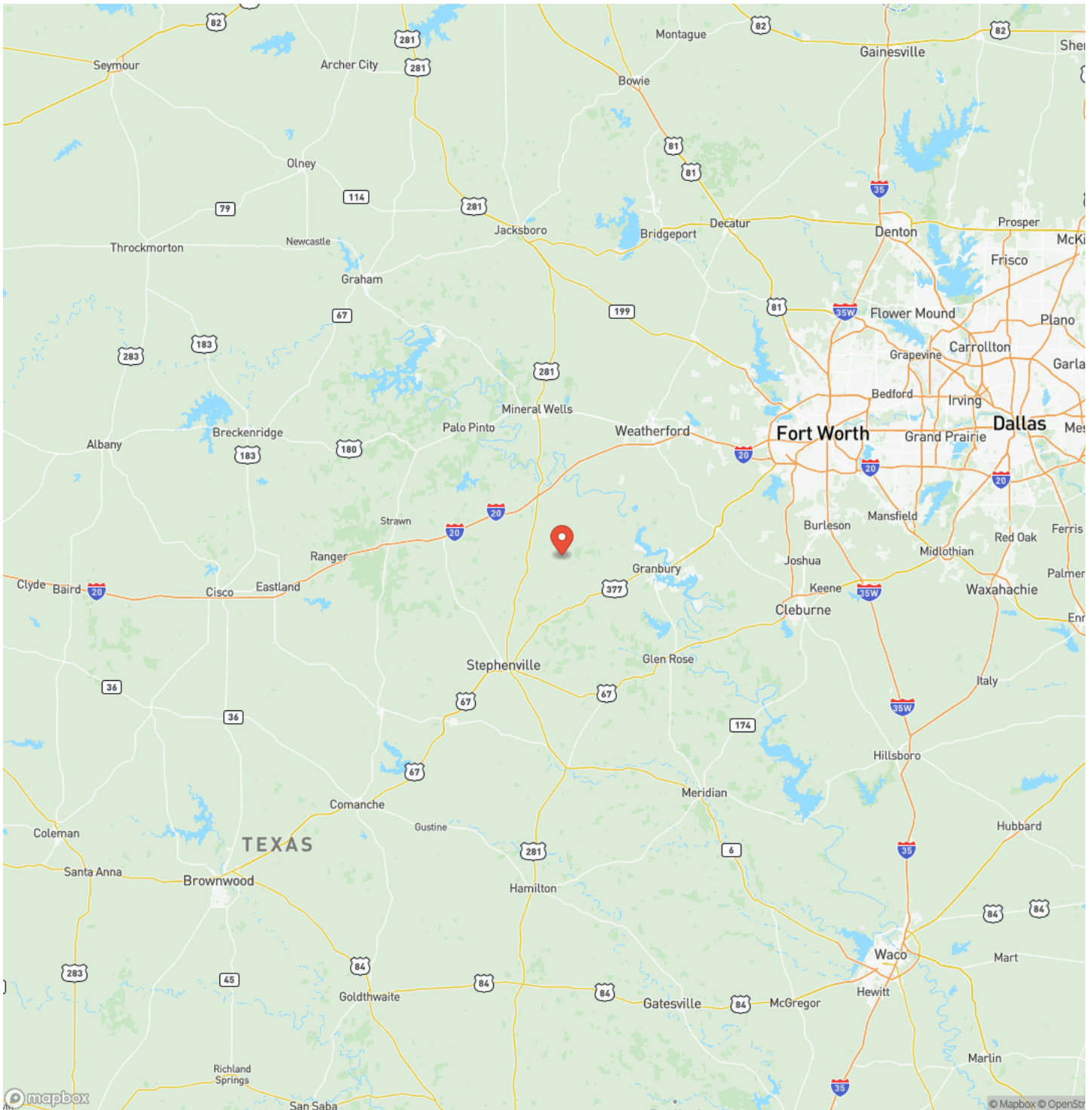
Whether envisioned as a premier horse property, private family retreat, or legacy ranch, this remarkable offering delivers the quality, versatility, and lasting appeal that define exceptional Texas ranch ownership.



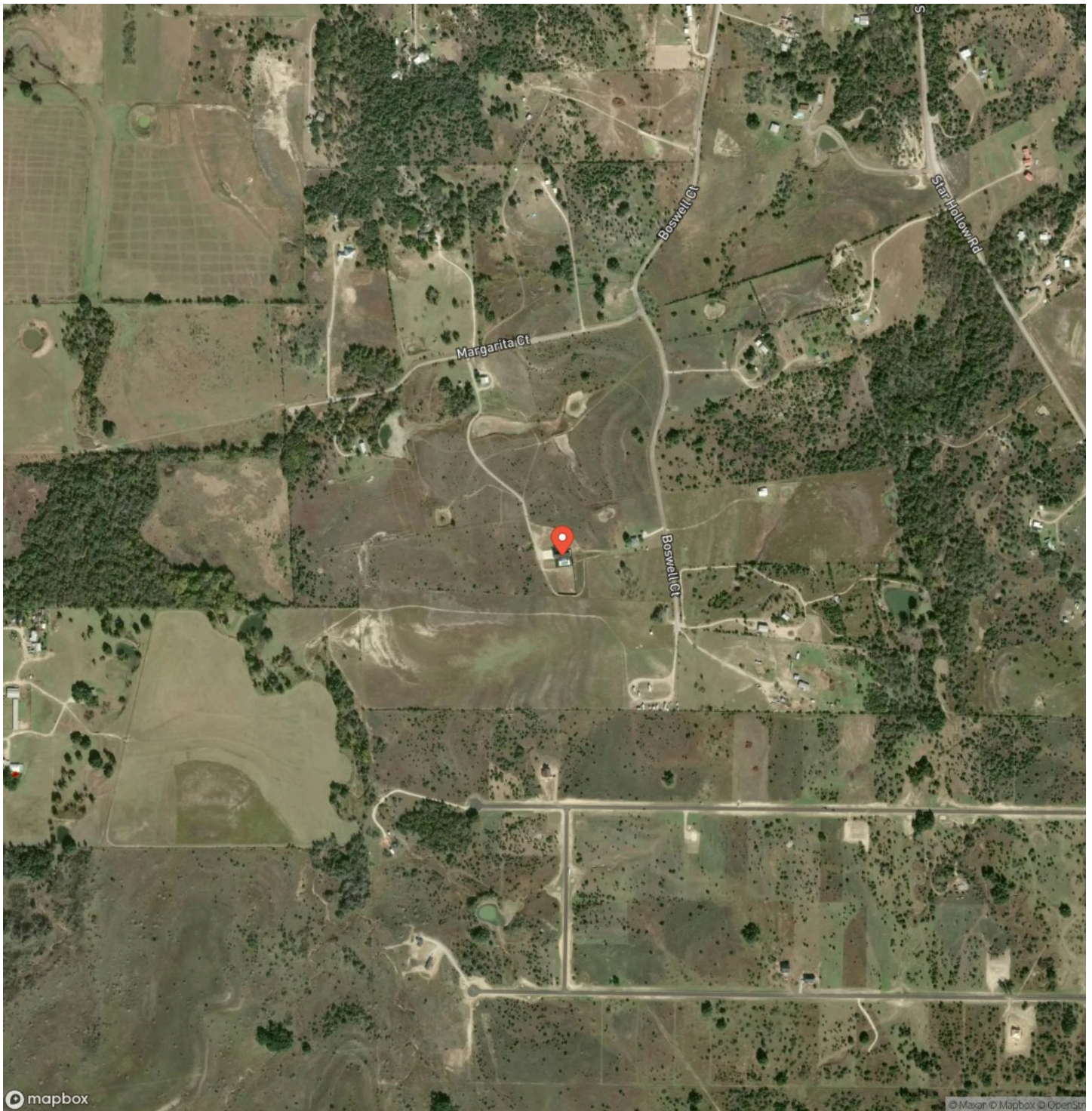
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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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.



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