

Shannon 175  
3377 Lodge Creek Rd  
Henrietta, TX 76365

**\$1,800,000**  
175± Acres  
Clay County



**Shannon 175**  
**Henrietta, TX / Clay County**

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**SUMMARY**

**Address**

3377 Lodge Creek Rd

**City, State Zip**

Henrietta, TX 76365

**County**

Clay County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.446685 / -98.30147

**Acreage**

175

**Price**

\$1,800,000

**Property Website**

<https://ttranchgroup.com/property/shannon-175/clay/texas/103732/>



## **PROPERTY DESCRIPTION**

Lodge Creek Ranch and Watson Ranch are two properties in northern Clay County that together form a compelling 175± acre block of North Texas land. Though not contiguous, both ranches sit just outside of Henrietta in close proximity to one another - each carrying an agricultural exemption, native pasture, mature oak hardwoods, and easy road access. Combined, they represent a rare opportunity to assemble a substantial, multi-use holding in an area where large acreage tracts seldom come available. These properties may be purchased separately or together as one unified tract.

### **Lodge Creek Ranch | 80± Acres**

Lodge Creek Ranch is a well-improved and highly functional 80-acre property offering a strong combination of comfortable living, quality infrastructure, and diverse land just outside of Henrietta. Whether you're looking to run livestock, operate a hunting lodge, create a weekend retreat or family compound, or establish a full-time rural homestead, this property is ready to enjoy from day one.

### **Ranch Features**

The property is thoughtfully set up for both residential and agricultural use. A 1,720 sq ft, 4-bedroom, 2-bathroom ranch-style rock home with screened-in porches provides comfortable living. Separate guest quarters add flexibility for visitors, extended family, or potential rental use. Improvements include a 60x60 shop with electricity and equipment apron, a 20x30 shop, and a 25x25 storage building - plenty of room to house equipment, tackle projects, and stay organized without crowding the homesite. A private water well with storage tank services the property, and pipe livestock pens are already in place to support cattle operations. Easy access is available via Lodge Creek Road frontage.

### **Topography**

With approximately 50 feet of elevation change, the terrain rolls gently across the property, adding visual character without complicating operations. The natural variation between open ground and wooded draws creates a landscape that feels purposeful and lived-in, with room for scenic build sites and a genuine sense of privacy from the road.

### **The Land**

The 80± acres strike a nice balance between productive open ground and quality cover. Native grass pasture supports solid grazing potential, while mature oak timber provides shade, shelter, and wildlife habitat worth sitting still for. A pond anchors the property with reliable surface water, and the overall layout is clean and easy to manage. An agricultural exemption is currently in place, keeping property taxes in check.

### **Location**

Situated on Lodge Creek Road in northern Clay County, the ranch sits just far enough outside of Henrietta to feel genuinely removed - while remaining approximately 20 miles from Wichita Falls and 35 miles from Jacksboro. Convenient access to US-287 & US-281 keeps regional amenities well within reach without compromising the open, rural character of the place.

### **Minerals**

None owned.

### **Watson Ranch | 95± Acres**

Watson Ranch is a versatile 95± acre property offering a strong blend of rolling terrain, native pasture, and hardwood cover. With no improvements in place, it arrives as a clean slate - well-suited for a buyer looking to build to their own spec, run livestock, or simply hold a productive piece of North Texas ground with good hunting and reliable water.

## **Ranch Features**

Two ponds provide dependable surface water for both livestock and wildlife, while the property's mix of native grass pastures and thick oak hardwoods creates a balanced, functional landscape. Watson Road provides easy, direct access and makes day-to-day management straightforward from the start.

## **Topography**

With approximately 50 feet of elevation change, the ranch offers gently rolling terrain that adds both character and functionality. Elevated areas transition naturally into pockets of hardwood cover, creating draws and corridors throughout the property - along with several well-positioned potential homesites for a buyer with building in mind.

## **The Land**

The 95± acres offer a well-rounded mix of open pasture and wooded habitat. Native grasses support solid grazing while the oak hardwoods provide quality cover and a natural framework for wildlife movement. Good surface water distribution and easy navigation across the property make this a practical and enjoyable piece of ground to own and manage. An agricultural exemption is currently in place.

## **Wildlife**

Watson Ranch supports strong populations of whitetail deer, Rio Grande turkey, and wild hogs. The combination of water, cover, and open grazing areas creates a well-rounded environment for hunting and year-round wildlife activity - a genuine bonus for a buyer with recreational interests.

## **Location**

Located on Watson Road in northern Clay County, the property offers a quiet rural setting just outside of Henrietta - approximately 20 miles from Wichita Falls and 35 miles from Jacksboro. Easy access to US-287 & US-281 keeps the drive to nearby amenities simple without giving up the privacy and open feel that makes this part of North Texas worth owning.

## **Minerals**

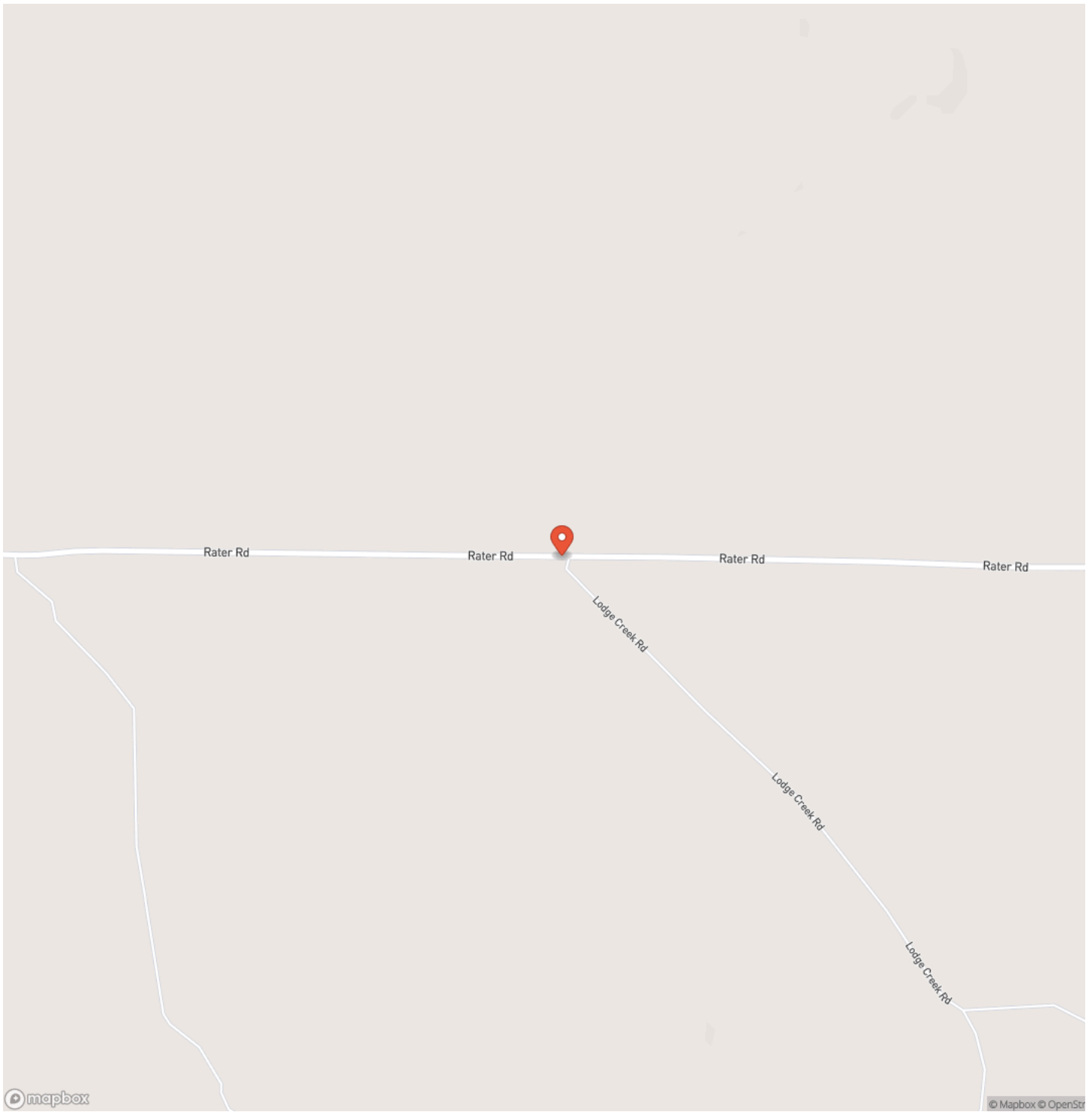
None owned.

Together, Lodge Creek Ranch and Watson Ranch offer two well-positioned North Texas properties that can be purchased individually or assembled into a 175± acre holding. Each is productive and purposeful on its own - and together, they represent the kind of opportunity that doesn't come along often in this part of the state.

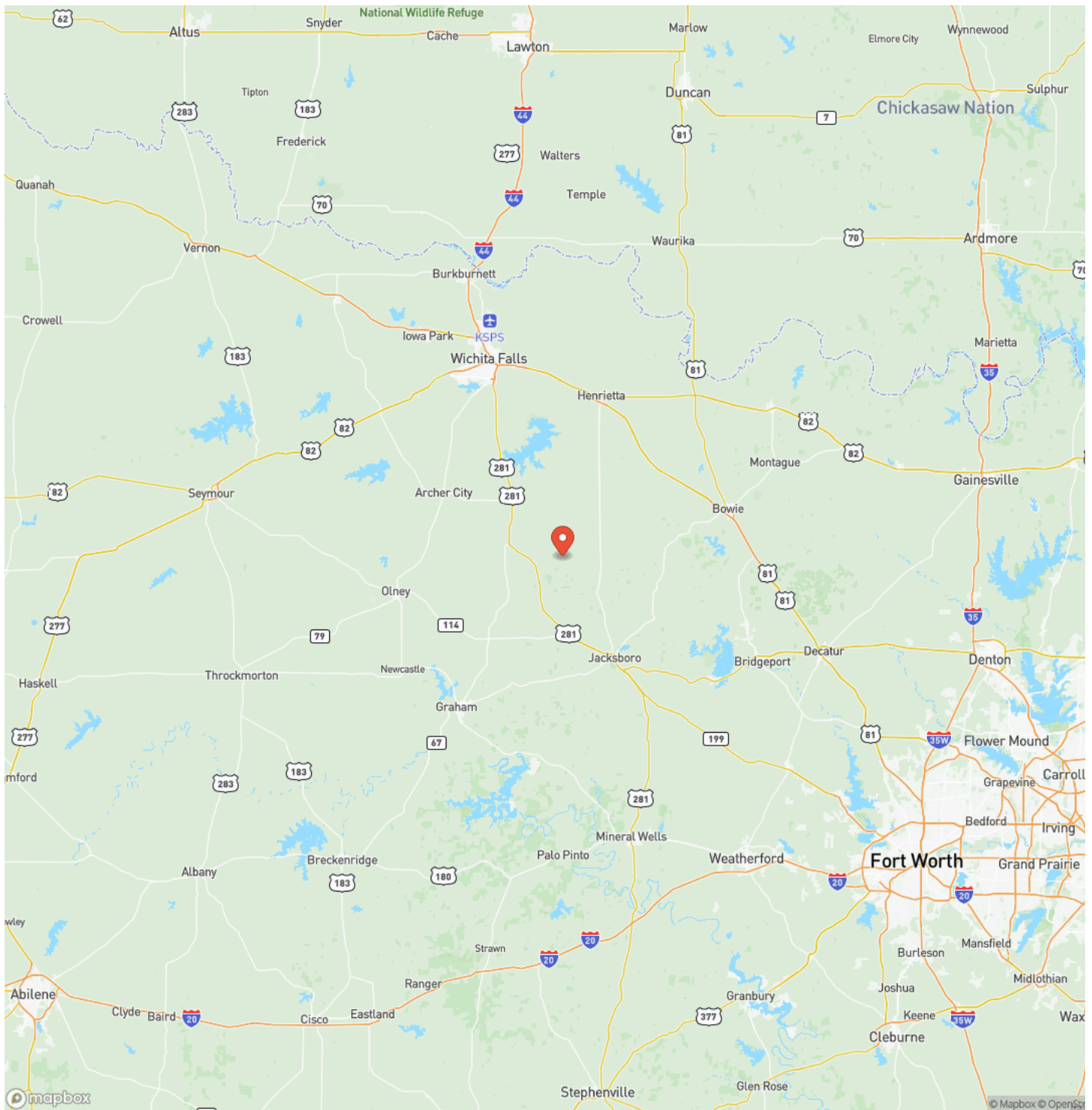




## Locator Map



# Locator Map



## Satellite Map







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