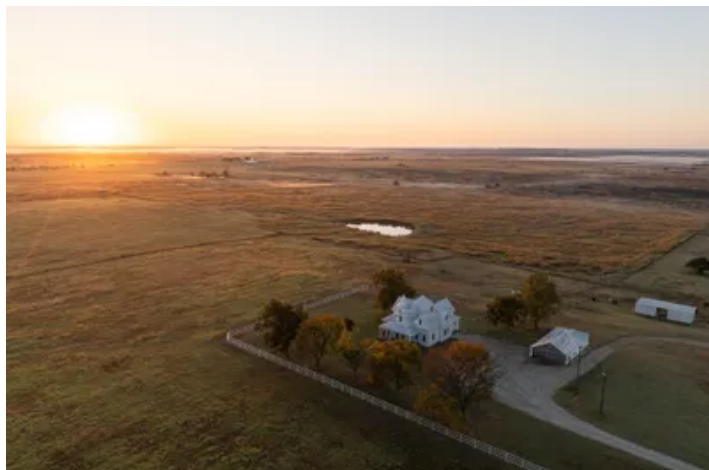


Y-Knot Ranch
945 Quarter Horse Ln
Bellevue, TX 76228

\$995,000
37± Acres
Clay County



Y-Knot Ranch
Bellevue, TX / Clay County

SUMMARY

Address

945 Quarter Horse Ln

City, State Zip

Bellevue, TX 76228

County

Clay County

Type

Farms, Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

33.629269 / -98.023792

Acreage

37

Price

\$995,000

Property Website

<https://ttranchgroup.com/property/y-knot-ranch-clay-texas/94350/>



PROPERTY DESCRIPTION

Location

Located just one mile outside Bellevue and within the city limits, Y-Knot Ranch offers the perfect blend of peaceful countryside living and in-town convenience. The property sits only one mile from US-287 in Clay County, providing easy access to major routes while maintaining a quiet rural setting. It is approximately 37 miles from Wichita Falls, 39 miles from Decatur, and 79 miles from Fort Worth, making it ideal for both weekend retreats and full-time living.

The Homestead

Built in 1881 and completely renovated in 2018, this historic Victorian farmhouse has stood through generations of Texas history. Once a boarding house during the Great Depression and home to both the president of the Paint Horse Association and one of the largest harness makers of WWI, it even survived the 1906 tornado that left much of the town in ruins.

Today, the residence seamlessly blends timeless character with modern comfort, offering approximately 2,900± square feet with 4 bedrooms, 3 bathrooms, 2 living areas, and a bonus room. The home features new windows and flooring (2024), a tankless water heater, spray-foam insulation, and two septic systems. Expansive wrap-around porches with a classic porch swing invite you to relax and take in the wide-open hilltop views. Every detail honors the property's heritage while ensuring efficiency and comfort for modern living.

Property Improvements

The ranch is completely turnkey, offered with furniture, equipment, and even a chicken coop complete with chickens. Designed for versatility, the property includes extensive equestrian and ranching infrastructure—an arena with roping boxes and a bucking chute, plus a barn with 8 stalls, wash rack, a tack room, working chute, pens, and a round pen.

Two RV hookups provide convenient guest accommodations, one 30-amp connection in the garage, and a 50-amp in the hay barn. A 50×60 RV cover with a storage container sits nearby, and water and electricity run to all buildings except the RV cover. The ranch is equipped with five frost-free faucets; some fitted with automatic floats for livestock watering.

The land includes 14± acres of productive hay fields, perfect for income or feed, and is fully fenced and cross-fenced. Currently home to horses and mules famous for pulling wagons (not included); the property is well-set-up for equine operations. With both city and well water, an agricultural exemption, and low property taxes of approximately \$1,200 per year, Y Not Ranch combines efficiency, income potential, and authentic Texas charm.

Water Sources

The property benefits from a dual water supply: a private well feeding a reliable tank, and city water service. The tank has proven dependable for livestock, maintaining water even through Texas summers.

Land / Habitat / Terrain

Rolling terrain with approximately 30 feet of elevation change offers sweeping hilltop views as well as open pasture with approximately 14± acres of hay production.

Minerals

Surface-only sale. No minerals owned.

Highlights

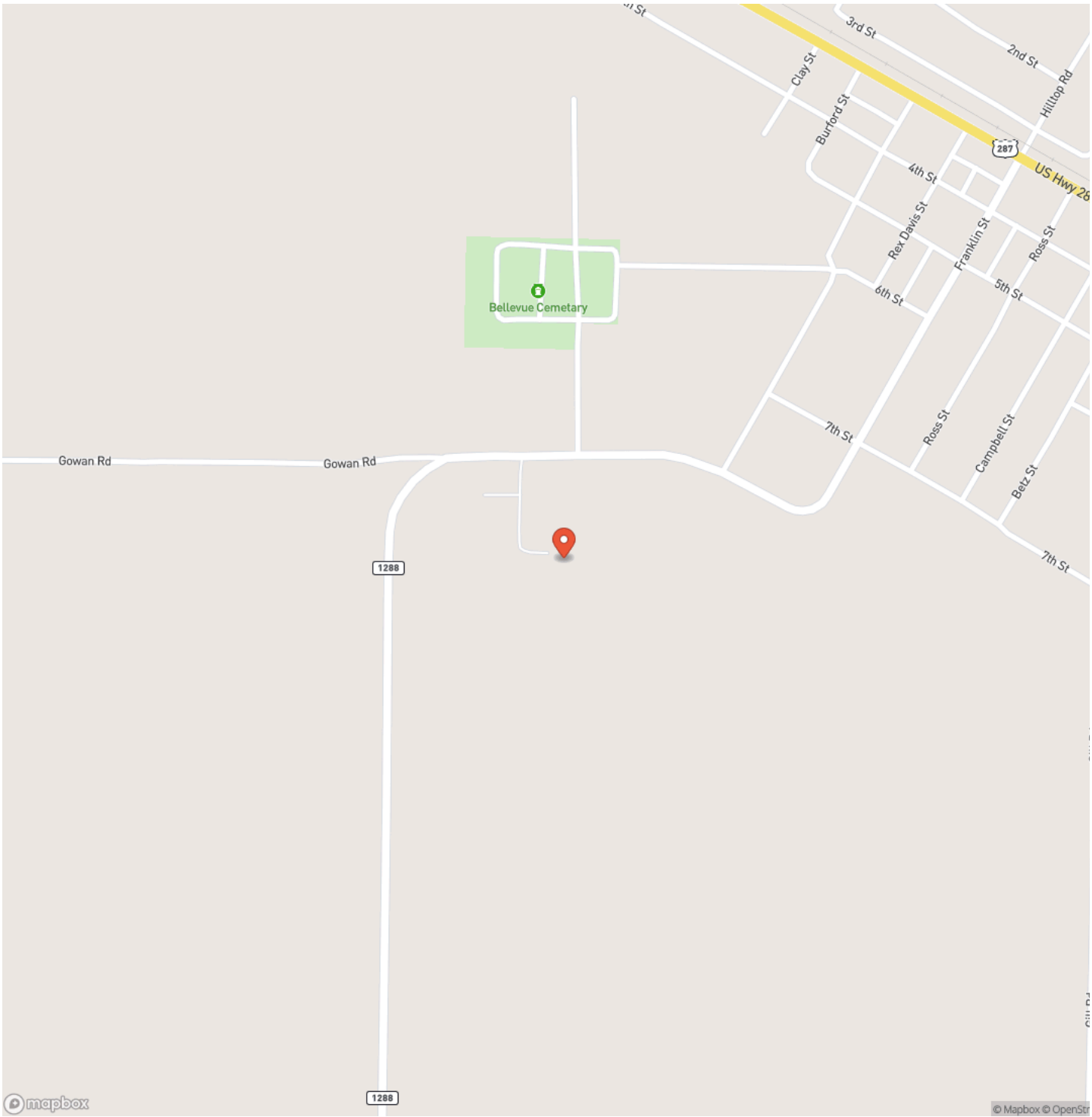
Y Knot Ranch is a turnkey, income-producing property offering exceptional versatility, whether operated as a horse hotel, boutique bed-and-breakfast, hay production ranch, or self-sustaining homestead. Its combination of historic charm, equestrian infrastructure, and prime location just off US-287 makes it a rare North Texas gem ready for its next chapter.

Excluded from the sale: Refrigerator, Personal photos/paintings, guns/amo, bits & spurs, tack/saddles/stands, Green Secretary furniture piece, Toys, Safe, Grandfather clock, personal tools

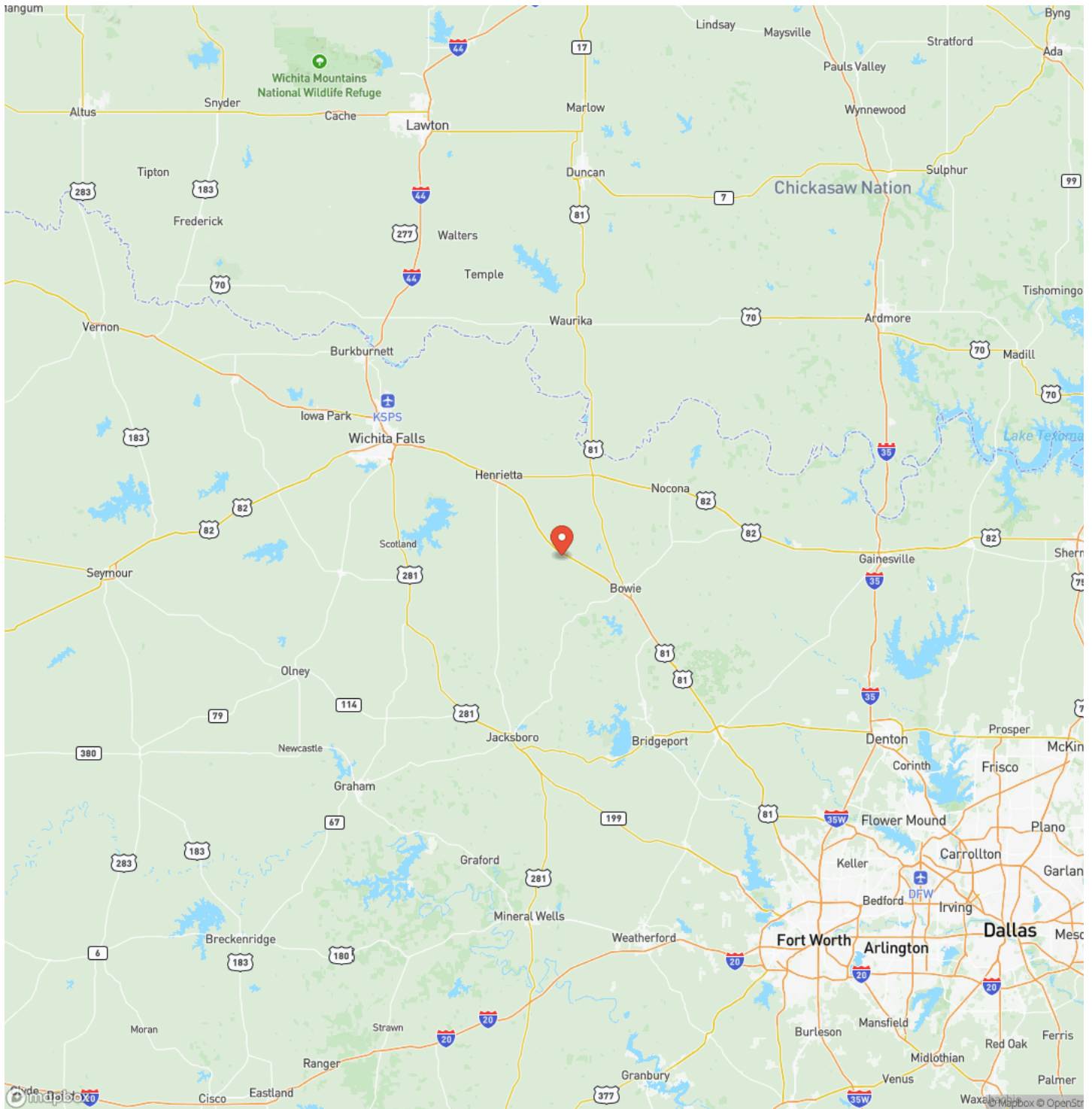
Y-Knot Ranch
Bellevue, TX / Clay County



Locator Map



Locator Map



Satellite 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

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

