
White Rock Ranch

944 ± Acres | Anderson County, TX



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Description:

Set in the rolling hills of Anderson County just outside of Palestine, White Rock Ranch spans 944 ± acres anchored by a remarkable 105 ± acre lake. Live water, multiple natural springs, and nearly 100 feet of elevation change combine to create a landscape that is both scenic and highly functional, offering outstanding opportunities for recreation, hunting, fishing, and future homesites. Within an easy drive of Dallas, the ranch delivers a rare combination of scale, privacy, and natural beauty not often found this close to the metroplex.

Thoughtfully improved and carefully managed, White Rock Ranch is built to be enjoyed from day one. A renovated ranch home, newer bunkhouse, and supporting ranch infrastructure provide comfortable accommodations while preserving the property's relaxed East Texas character. Whether envisioned as a private family retreat, a premier recreational ranch, or a long-term investment with additional income potential, White Rock Ranch offers the versatility, natural resources, and lasting appeal that define truly exceptional ranch ownership.

White Rock Ranch represents a rare opportunity to own a truly unique East Texas property where outstanding water, diverse habitat, quality improvements, and investment potential come together on one remarkable tract. From the 105 ± acre lake and abundant wildlife to the rolling terrain, renovated improvements, and established quarry operation, the ranch offers a level of versatility that few properties can match. Properties with this combination of water, land, and opportunity rarely become available in East Texas, making White Rock Ranch a special offering for the next steward.



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Location:

White Rock Ranch enjoys a convenient yet secluded setting just outside of Palestine in the heart of East Texas. While the ranch offers exceptional privacy, it remains within easy reach of shopping, dining, healthcare, and outdoor recreation. The property sits roughly 15 minutes from both Palestine and the Palestine Municipal Airport, with Richland Chambers Reservoir approximately 35 miles away and Lake Palestine about 40 miles out. Tyler is a 55-mile drive, and Dallas is reachable in under two hours, keeping the ranch conveniently close to the metroplex without sacrificing its privacy.

The surrounding countryside blends rolling pastureland with mixed pine and hardwood forest, offering a rural, unhurried pace that is increasingly hard to find within reach of a major metropolitan area. This balance of seclusion and accessibility makes the area equally well suited for a weekend retreat, recreational getaway, or long-term ranch ownership.



What's nearby:

Palestine serves as the area's hub for everyday conveniences, offering local restaurants, grocery stores, medical facilities, and a charming historic downtown, giving residents a genuine small-town home base. Nearby attractions include the Texas State Railroad, which offers scenic excursions through the Piney Woods, and Davey Dogwood Park, known for its hiking trails, scenic overlooks, and seasonal wildflower displays. Everyday errands, medical care, and casual dining are all just minutes away, making it easy to balance the rural lifestyle of the ranch with practical day-to-day convenience.

For those seeking additional water beyond the ranch's own 105 ± acre centerpiece, both Richland Chambers Reservoir and Lake Palestine offer expanded boating, fishing, and waterfront recreation within a short drive, rounding out an already exceptional recreational corridor. Together, these nearby destinations add another layer of outdoor opportunity to a property already defined by its abundant water and recreational appeal.

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Water:

The centerpiece of White Rock Ranch is an extraordinary 105 ± acre lake, one of the most impressive private water features found on a ranch of this size in East Texas. Scattered islands rise from the water, creating both visual appeal and ideal wildlife habitat, while an established boat ramp provides easy access to the lake. Carefully managed over the last several years, the fishery offers exceptional bass, crappie, and catfish fishing. Strategically placed brush piles provide ideal structure for anglers, and with minimal fishing pressure, the lake consistently delivers outstanding recreational opportunities. The lake reaches its greatest depth near the dam before gradually tapering into the shallower southern end, creating diverse aquatic habitat that benefits both sport fish and migrating waterfowl.

Complementing the lake is an equally impressive network of live water. Town Creek flows year-round through the ranch before being joined by Wolf Creek, which winds through the property's interior and further enhances its scenic character and wildlife value. Multiple natural springs emerge throughout the ranch, feeding both creek systems and reinforcing the abundance of reliable water. Together, the lake, creeks, and springs create an exceptionally rare combination of water resources, making White Rock Ranch one of the most water-rich recreational properties of its size in East Texas.

Together, this water network transforms White Rock Ranch into far more than a recreational property. Between fishing on the lake and the sound of Town Creek and Wolf Creek running through the property's interior, the ranch's water resources add lasting recreational and long-term value rarely found on a tract of this size.



White Rock Ranch

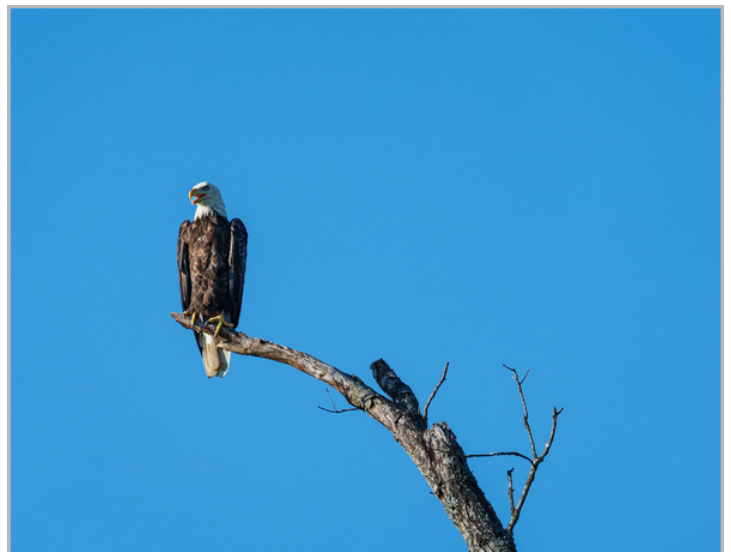
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Hunting & Wildlife:

White Rock Ranch offers an exceptional mix of mature timber, productive grasses, and year-round water that supports an outstanding population of native wildlife. Hardwood bottoms, open meadows, live creeks, and the 105 ± acre lake create diverse habitat across the ranch, while selective mowing practices have preserved dense cover that provides excellent bedding areas and allows wildlife to remain on the property year-round.

Healthy populations of whitetail deer, wild turkey, feral hogs, ducks, and geese are found throughout the ranch. Deer sightings are common across the property, and with no deer harvested over the past five years, the herd has experienced very little hunting pressure. A resident flock of wild turkey, a rarity in this part of East Texas, adds to the ranch's appeal, while the lake attracts wintering ducks and geese, providing excellent waterfowl hunting each season. Multiple hunting blinds and established feeder locations are already in place, offering a turnkey setup for the next owner.

Combining exceptional habitat, abundant wildlife, and a well-developed trail system, White Rock Ranch is equipped to provide outstanding hunting and year-round recreation from day one. The ranch's mix of open pasture, timbered draws, and lake frontage allows wildlife to move freely across the property while giving hunters a variety of settings to pursue deer, turkey, and waterfowl throughout the season. Feral hog activity remains steady throughout the ranch, adding to the recreational hunting opportunities alongside the property's core game species and rounding out a genuinely diverse season from fall through winter, all within easy reach of Dallas.



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Improvements:

The improvements at White Rock Ranch have been thoughtfully updated to provide comfortable accommodations while maintaining the property's relaxed East Texas character. Positioned to overlook the lake, the main residence was originally built in 2015 and has been extensively renovated over the past five years. The two-bedroom, one-bath home features an open-concept kitchen and living area, a spacious bathroom with integrated laundry and utility space, and all-electric utilities. A recently added swimming pool overlooks the lake, while the covered back patio and fireplace create an inviting setting for entertaining and taking in the surrounding views throughout the seasons.

A separate bunkhouse, completed just two years ago, provides additional lodging for family and guests, with two sets of bunk beds, a full bathroom, and a kitchenette with a small bar. Three three-sided equipment barns provide ample storage for tractors, implements, ATVs, and other ranch equipment, and city water services the improvements. A unique component of the ranch is its active limestone quarry, an income-producing asset that generated significant revenue last year and offers an on-site resource for future road construction and ranch improvements.

With updated living quarters, guest accommodations, functional ranch infrastructure, and an established revenue stream, White Rock Ranch offers a rare combination of lifestyle appeal and investment potential. Whether used as a full-time residence, a weekend retreat, or an income-producing recreational property, the ranch's improvements are positioned to support ownership from the very first day.



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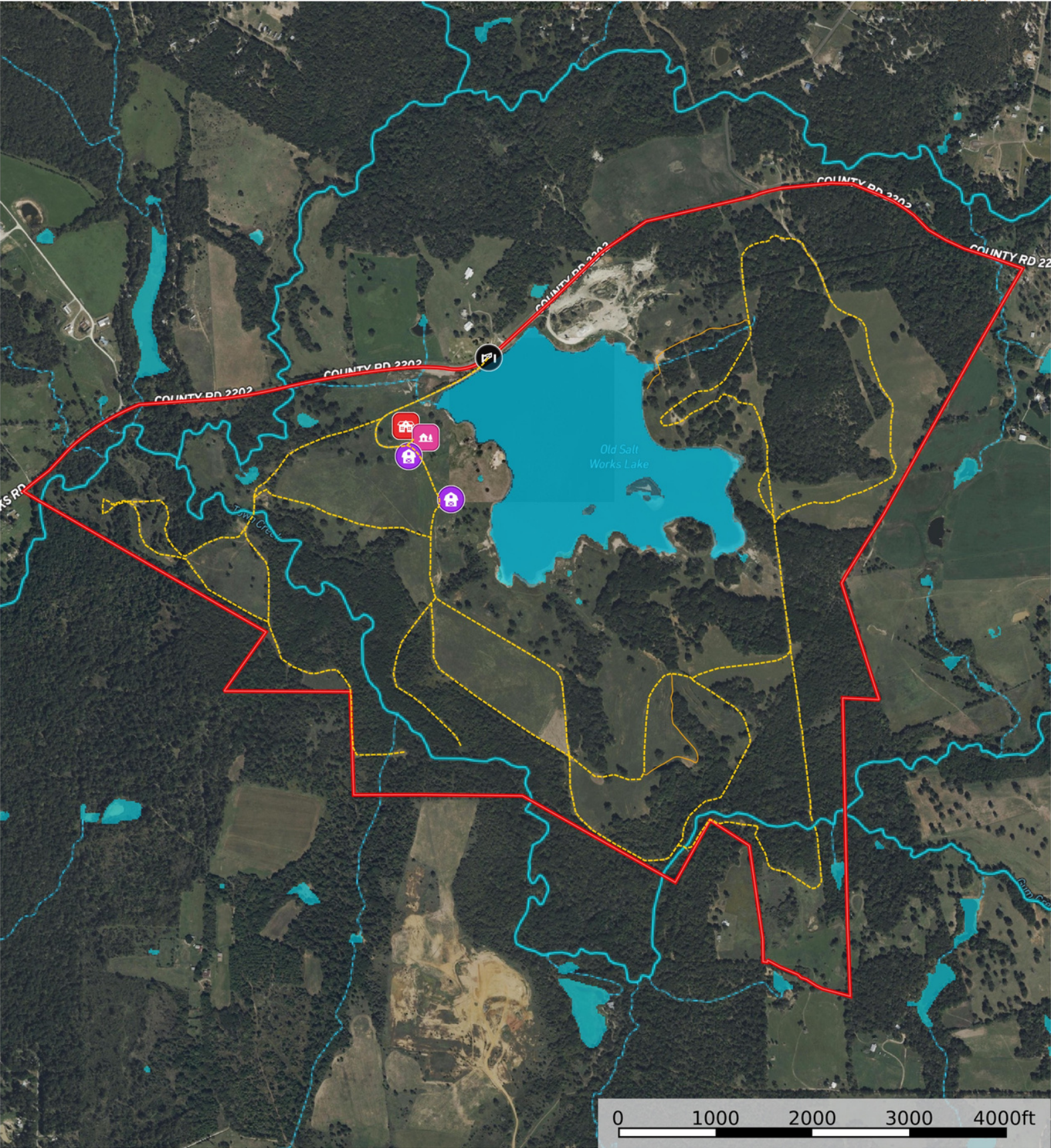
Land & topography:

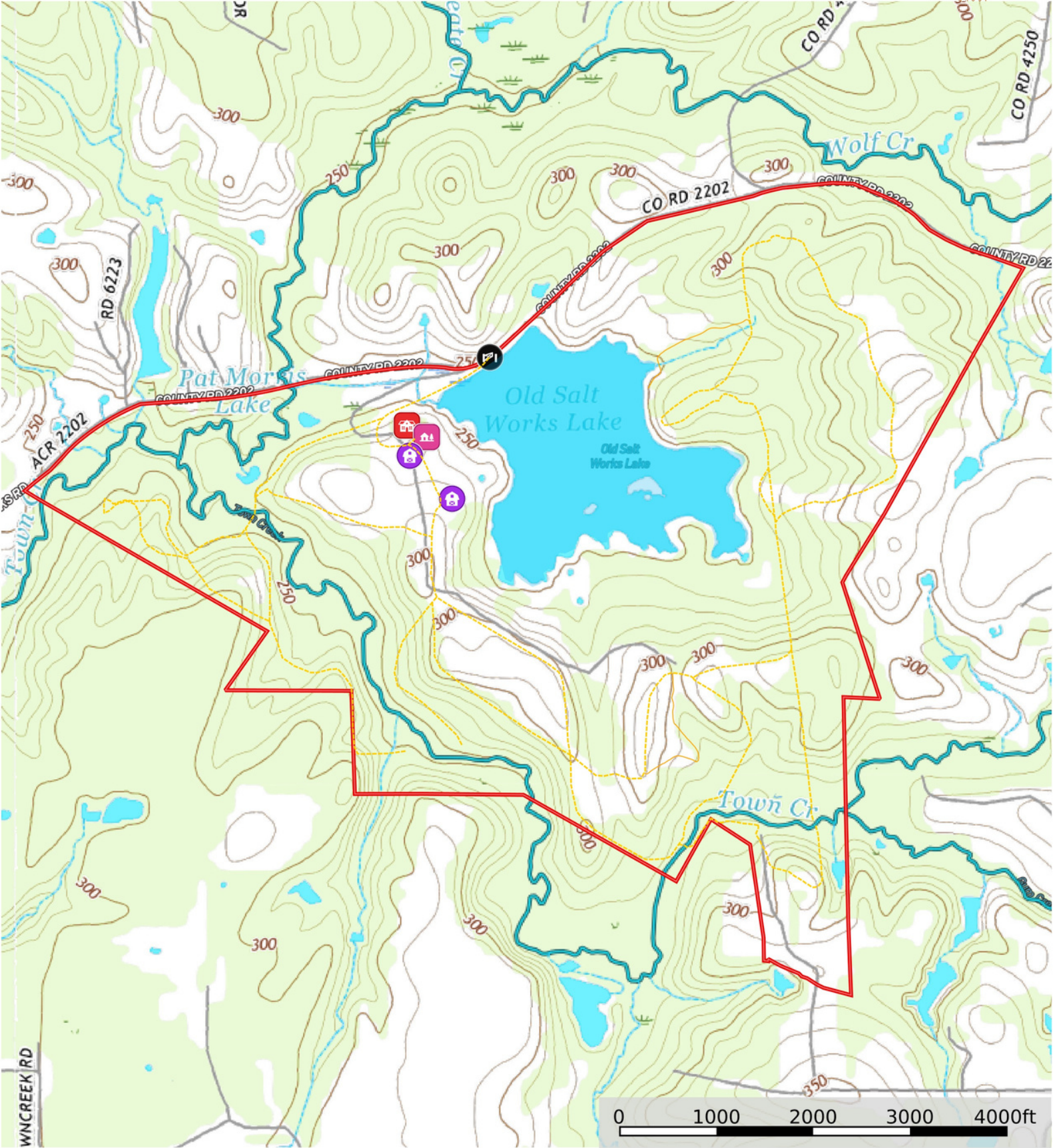
White Rock Ranch showcases the diverse landscape that defines East Texas, with 944 ± acres of rolling terrain, mature timber, productive grasses, and natural beauty throughout. Nearly 100 feet of elevation change, from approximately 245 to 340 feet, creates meaningful topography across the ranch, offering long-range views, natural drainage, and multiple potential homesites overlooking the surrounding landscape.

The property features a well-balanced mix of mature hardwood timber, open pasture, creek bottoms, and native cover, creating a landscape that is both scenic and highly functional. Productive native grasses provide flexibility for grazing and recreation. With its combination of elevation, diverse terrain, and thoughtfully maintained habitat, White Rock Ranch offers the versatility to be enjoyed as a recreational retreat, family ranch, or long-term legacy property.

This blend of elevation and habitat diversity also supports strong homesite selection, with several elevated points overlooking the lake and surrounding timber. Interior roads and established trails provide access across the ranch's ridges and draws, connecting the property's water features, timbered cover, and open pasture into a single, cohesive landscape. This variety of terrain not only enhances the recreational value of the ranch but also gives a future owner flexibility in how the land is used, from grazing and wildlife management to future homesite development along the higher elevations. Even after decades of use, the ranch's terrain remains largely uncrowded and undeveloped, preserving the kind of open, rolling character that has become increasingly scarce this close to Dallas.







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Listed at \$14,160,000



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