

White Rock Ranch
5229 An County Rd 2202
Palestine, TX 75803

\$14,160,000
944± Acres
Anderson County



White Rock Ranch
Palestine, TX / Anderson County

SUMMARY

Address

5229 An County Rd 2202

City, State Zip

Palestine, TX 75803

County

Anderson County

Type

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

Latitude / Longitude

31.736995 / -95.733549

Dwelling Square Feet

1650

Bedrooms / Bathrooms

2 / 1

Acreage

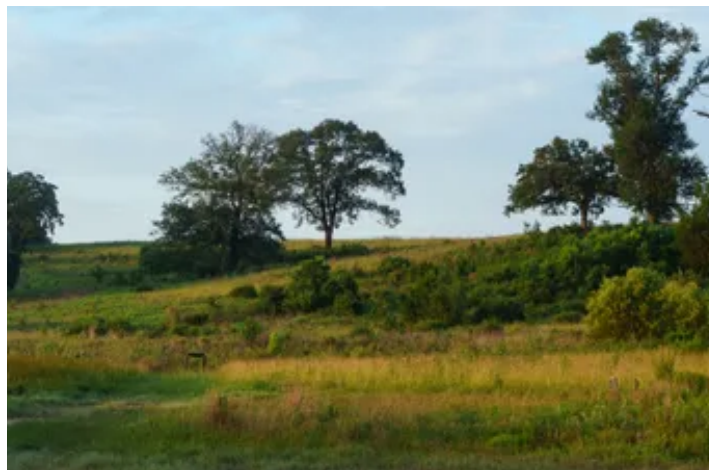
944

Price

\$14,160,000

Property Website

<https://ttranchgroup.com/property/white-rock-ranch-anderson-texas/113039/>



White Rock Ranch

Palestine, TX / Anderson County

PROPERTY DESCRIPTION

White Rock Ranch is a remarkable 944 +/- acre East Texas property where exceptional water, rolling topography, and abundant wildlife come together just outside of Palestine. Anchored by a remarkable 105 +/- acre lake, the ranch offers an increasingly rare combination of scale, privacy, and natural beauty within an easy drive of Dallas. Year-round live water, multiple natural springs, and nearly 100 feet of elevation change create a landscape that is both scenic and highly functional, offering outstanding opportunities for recreation, hunting, fishing, and future homesites.

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.

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.

Approximate driving distances:

- 15 minutes to Palestine municipal airport
- 15 minutes to Palestine
- 35 miles to Richland Chambers Reservoir
- 40 miles to Lake Palestine
- 55 miles to Tyler
- 1 hour 45 minutes to Dallas

Palestine serves as the area's hub for everyday conveniences, offering local restaurants, grocery stores, medical facilities, and a charming historic downtown. 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. Combined with easy access to some of East Texas' premier lakes and recreational destinations, White Rock Ranch provides the perfect balance of privacy, convenience, and outdoor lifestyle.

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 provides an ideal gathering space for entertaining, relaxing, and taking in the surrounding views. A fireplace located below the pool creates an inviting outdoor setting to enjoy the property throughout the seasons.

A separate bunkhouse, completed just two years ago, provides additional lodging for family and guests. The space includes two sets of bunk beds, a full bathroom, and a kitchenette with a small bar, making it well suited for weekend stays, hunting trips, or hosting friends and family.



Supporting the ranch's recreational and operational needs are three three-sided equipment barns that provide ample storage for tractors, implements, ATVs, and other ranch equipment. City water services the improvements, providing modern convenience while preserving the privacy and character of a true East Texas ranch.

A unique component of White Rock Ranch is its active limestone quarry operation, providing an additional income-producing asset and long-term value to the property. The quarry generated significant revenue last year and offers a valuable on-site resource that can be utilized for future ranch improvements, including road construction and maintenance.

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.

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.

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.

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.

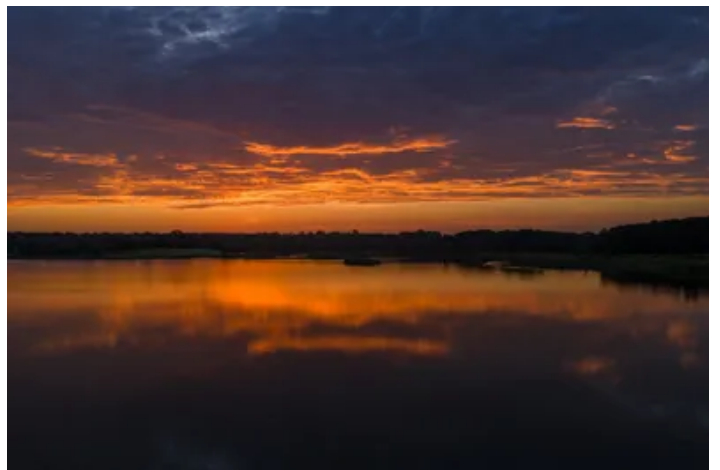
Conclusion:



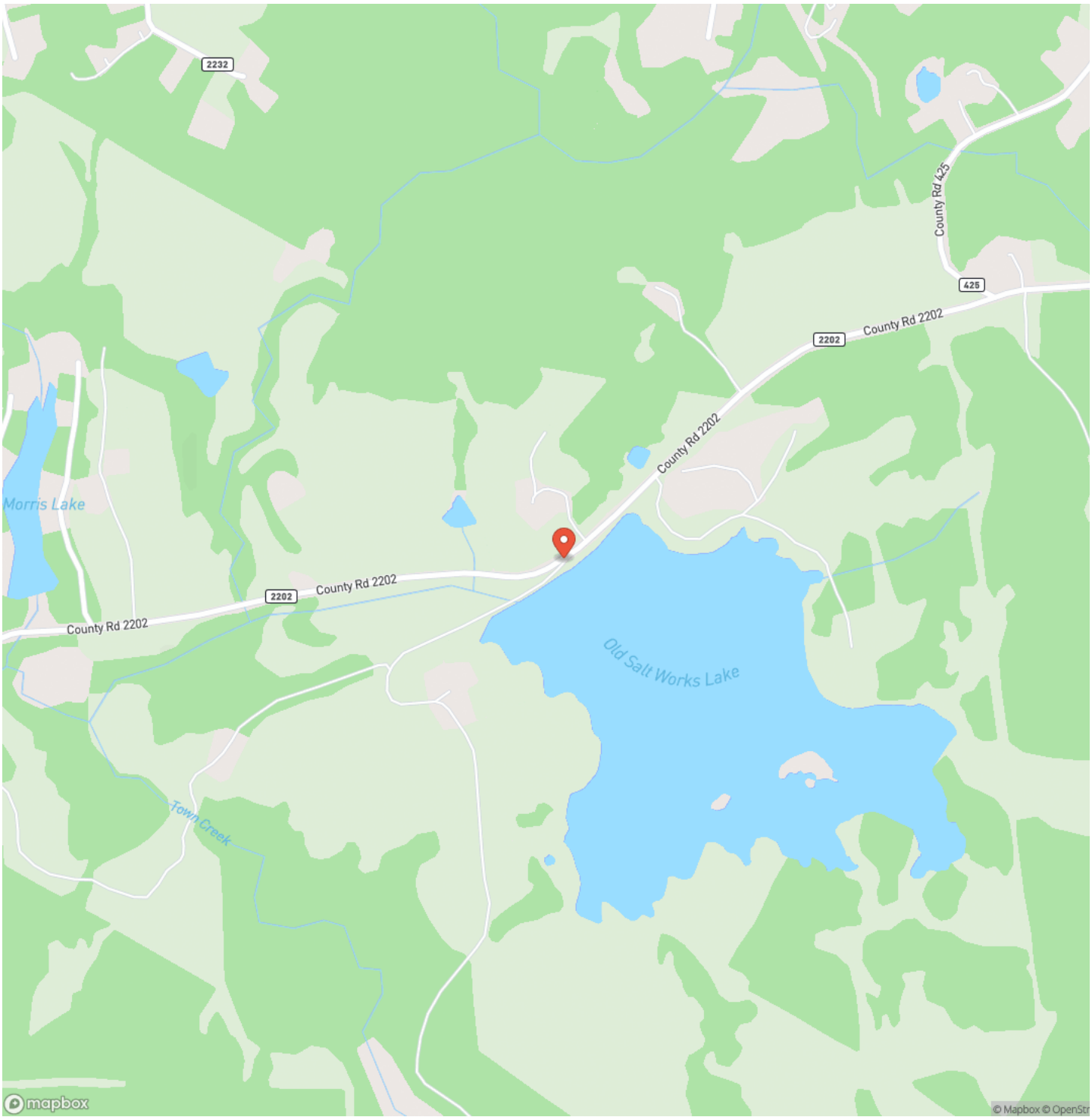
White Rock Ranch represents a rare opportunity to own a truly unique East Texas property where outstanding water, diverse habitat, quality improvements, and investment potential come together on one remarkable tract. From the 105 +/- acre lake and abundant wildlife to the rolling terrain, renovated improvements, and established limestone operation, the ranch offers a level of versatility that few properties can match.

Whether envisioned as a private family retreat, a premier recreational destination, or a long-term legacy investment, White Rock Ranch provides the scale, privacy, and natural resources that define exceptional ranch ownership. 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.

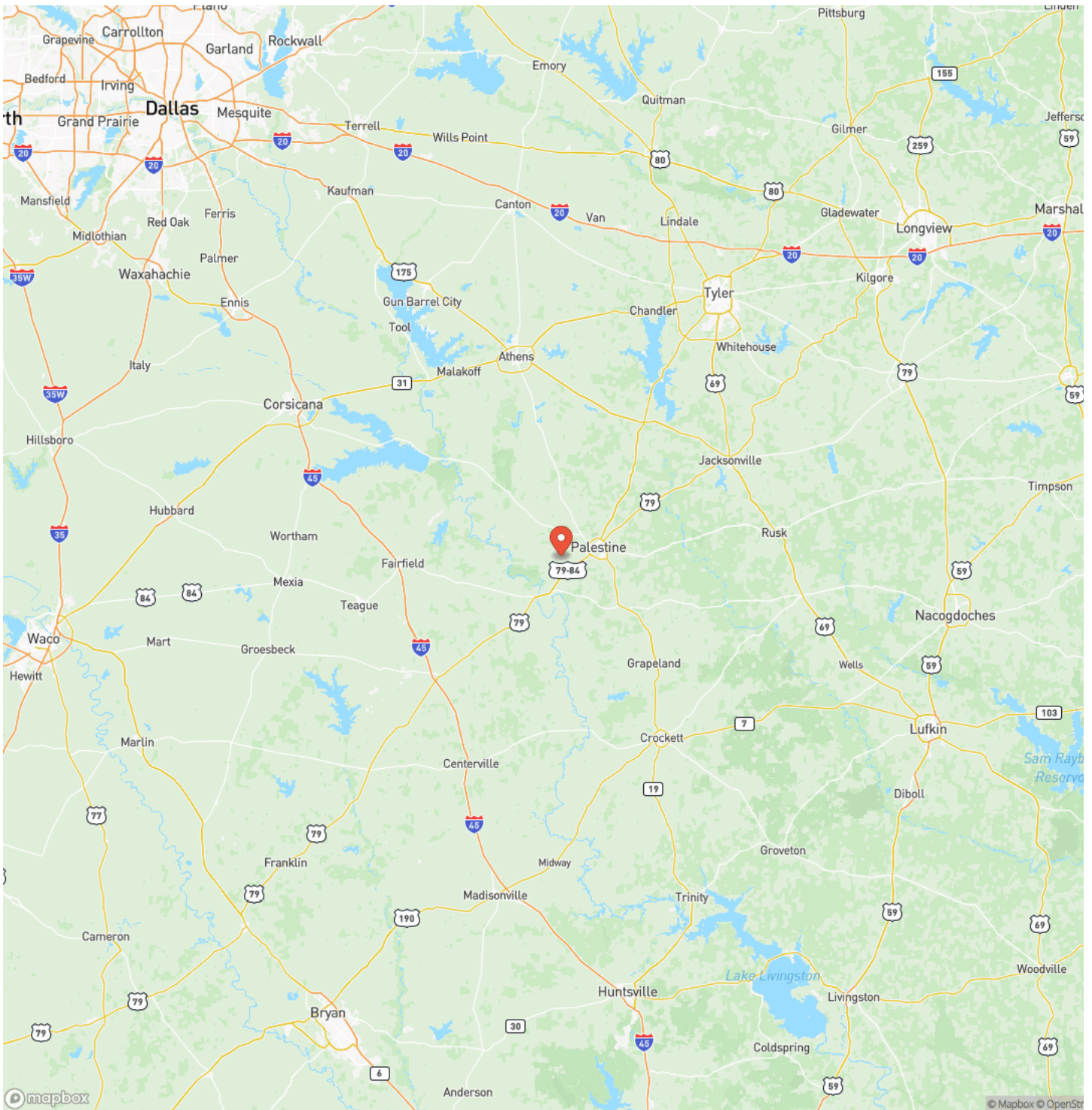




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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.

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