Lodge Creek 24
3377 Lodge Creek Rd
Henrietta, TX 76310

$530,000
24± Acres
Clay County







TT RANCH GROUP

MORE INFO ONLINE:

https://ttranchgroup.com/

SUMMARY

Address
3377 Lodge Creek Rd

City, State Zip
Henrietta, TX 76310

County
Clay County

Type
Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude
33.495462 / -98.314683

Acreage
24

Price
$530,000

Property Website
ttranchgroup.com







PROPERTY DESCRIPTION

MULTIPLE ACREAGE OPTIONS AVAILABLE

Lodge Creek Ranch and Watson Ranch are offered together as Shannon 175 or individually, with an additional 24 ± acre offering available within Lodge Creek Ranch. See individual offering details and pricing below.

- Shannon 175 | 175 ± Acres | $1,800,000

- Lodge Creek Ranch | 80 ± Acres | $950,000

- Lodge Creek 24 | 24 ± Acres | $530,000

- Watson Ranch | 95 ± Acres | $925,000

Overview

Lodge Creek 24 is a well-improved, 24± acre ranch in southern Clay County, just a few miles from the Jack County line. With a comfortable rock home, quality improvements, and a solid mix of pasture and timber, this turnkey property is well suited for a full-time homestead, livestock operation, or weekend retreat, offering everything a buyer needs to settle in and start using the land right away.

Ranch Features

The property is thoughtfully set up for both residential and agricultural use. A 1,720± SF, 4-bedroom, 2-bathroom, ranch-style rock home with screened-in porches provides comfortable, low-maintenance living, while separate guest quarters offer flexible space for family or visitors. Improvements are well suited to a working ranch, with a 60' x 60' shop featuring electricity and an equipment apron, a 20' x 30' shop, and a 25' x 25' storage building providing ample room for equipment, tools, and projects.

A private water well with storage tank supplies the property, and pipe livestock pens are already in place, making the ranch ready for cattle operations from day one. Lodge Creek Road frontage provides easy, direct access to the property.

Topography

The terrain rolls gently across the property, adding visual character without complicating day-to-day operations. This natural variation across the landscape creates a genuine sense of privacy from the road, giving the property a settled, tucked-away feel while remaining easy to access and manage.

The Land

The 24± acres offer a solid mix of native grass pasture and mature oak timber, striking a balance between open grazing ground and quality cover. The pasture supports dependable grazing potential, while the timber adds shade and shelter across the property. An agricultural exemption is currently in place, keeping property taxes low and adding to the ranch's overall value.

Location

Situated on Lodge Creek Road in southern Clay County, just a few miles from the Jack County line, the ranch offers a peaceful rural setting within easy reach of several North Texas communities. It's located approximately 29 miles from Henrietta and Jacksboro, 36 miles from Wichita Falls, 100 miles from Fort Worth, and 127 miles from Dallas, giving owners a comfortable balance of privacy and convenience.

Minerals

None owned.

Conclusion

Lodge Creek 24 brings together established improvements, everyday usability, and a strong rural setting, making it an easy fit for a range of buyers. Whether the goal is a weekend retreat, a livestock operation, or a full-time place in North Texas, it's a property that's ready to step into and enjoy from day one.

Additional 56± contiguous acres available.





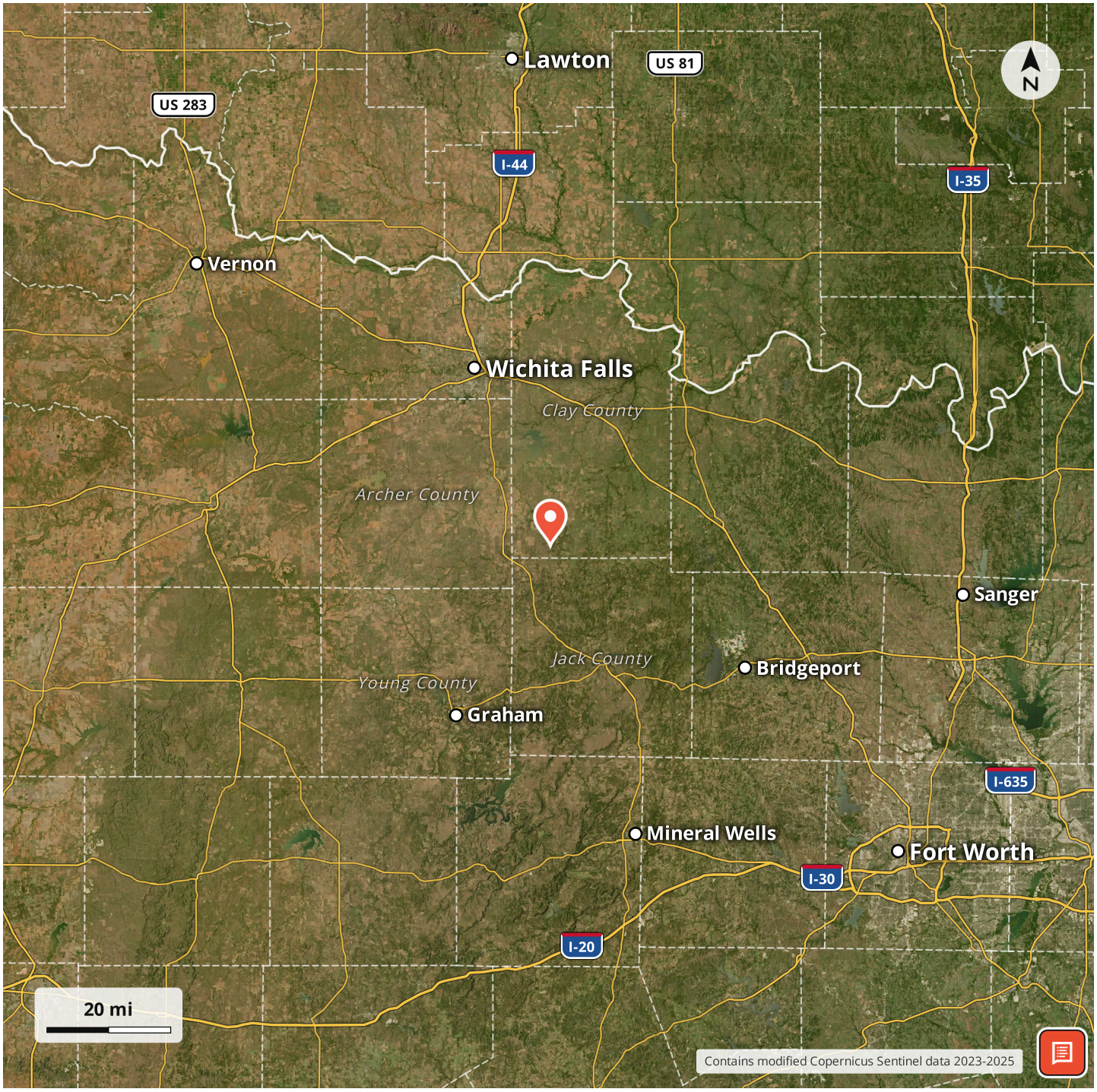




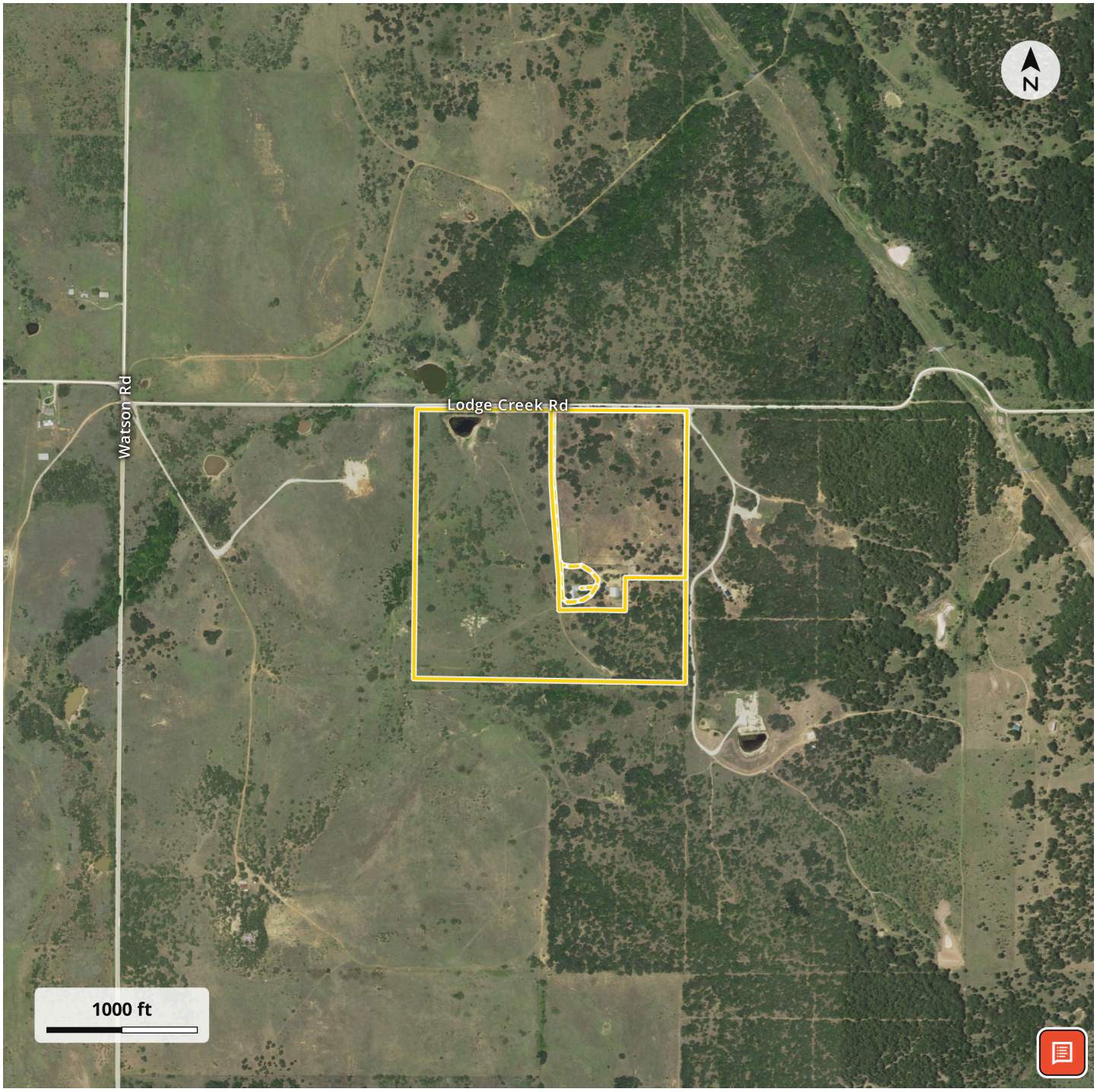




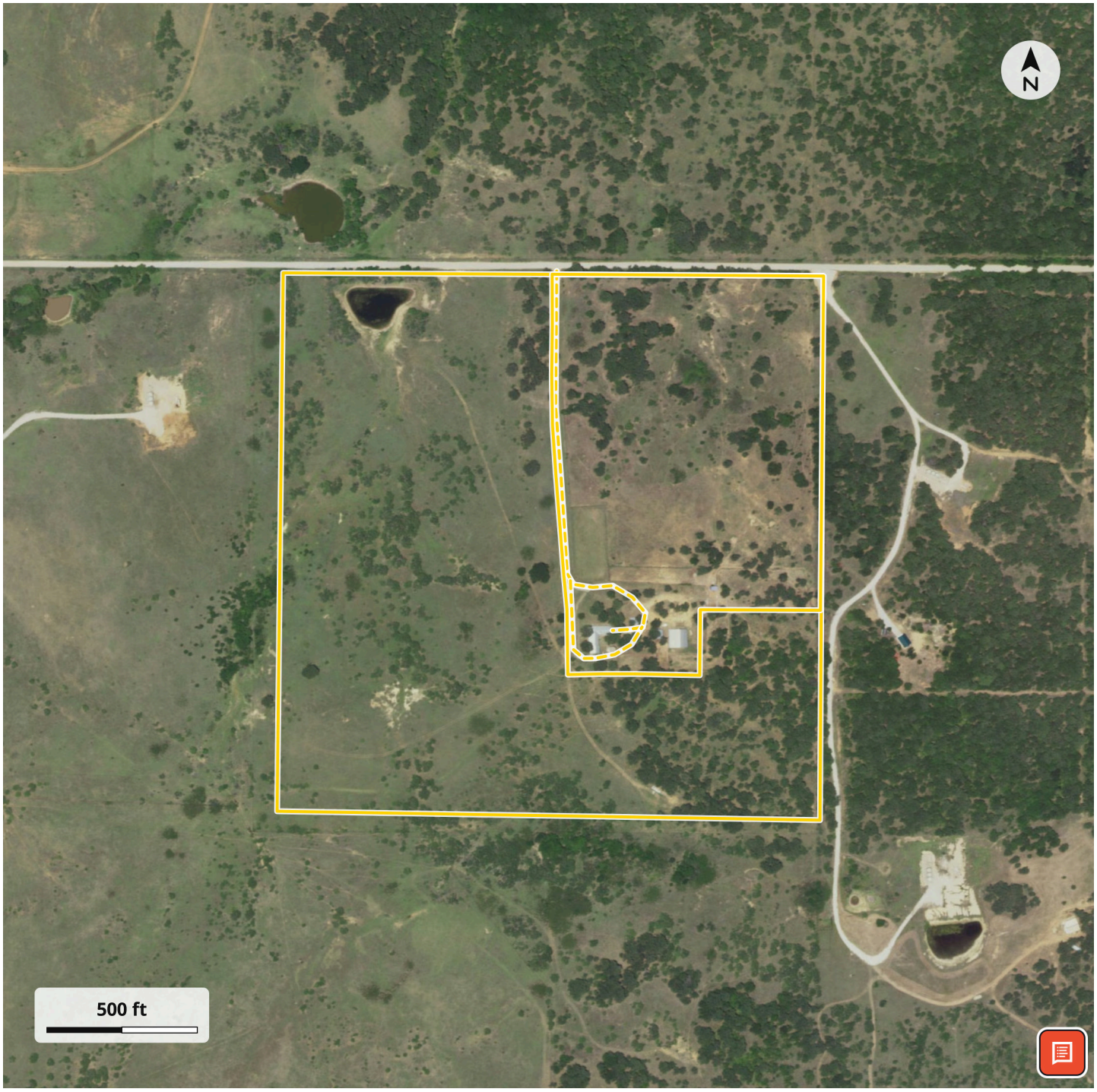
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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