

**Rolling Oaks Ranch**  
1501 Turpin Lake Road  
Poolville, TX 76487

**\$15,000,000**  
701± Acres  
Parker County



**Rolling Oaks Ranch**  
**Poolville, TX / Parker County**

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**SUMMARY**

**Address**

1501 Turpin Lake Road

**City, State Zip**

Poolville, TX 76487

**County**

Parker County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

32.993896 / -97.891606

**Acreage**

701

**Price**

\$15,000,000

**Property Website**

<https://ttranchgroup.com/property/rolling-oaks-ranch-parker-texas/82234/>



## Rolling Oaks Ranch

### Poolville, TX / Parker County

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#### **PROPERTY DESCRIPTION**

##### Description:

Welcome to Rolling Oaks Ranch, a rare ±700-acre legacy property nestled in northern Parker County, just 2 miles northwest of Poolville and 40 miles from Fort Worth. Ideally situated less than an hour from Dallas/Fort Worth International Airport and near three major lakes—Lake Worth, Eagle Mountain Lake, and Lake Bridgeport—this ranch offers exceptional agricultural productivity, recreational appeal, and development potential.

##### Location:

Rolling Oaks Ranch is located just 2 miles Northwest of Poolville, TX and less than 1 hour to Fort Worth. The property is ideally located within the fast-growing area of Parker County. The “cutting horse capital”, Weatherford is 18 miles to the south and DFW international airport being 58 miles to the east. Another great feature of the ranch is the prime location to three major Texas lakes less than 30 miles from the ranch. Lake Worth, Eagle Mountain Lake, and Lake Bridgeport are all within a quick drive.

##### Land:

Rolling Oaks Ranch is complemented by some great topography with rolling hills covered in mature oak trees and numerous ponds. The highlight of the property is the 26-acre soil conservation lake that sits in the middle of the property. Flowing into the lake is the Clear Fork of the Trinity River. Rolling Oaks Ranch is a great combination ranch with 60 acres of improved coastal Bermuda hay pastures, 175+/- acres of mature timber and the remaining portion of the ranch in open pastures of native grass excellent for grazing cattle. The property is cross fenced into 12 separate pastures making it ideal for rotational grazing for cattle.

##### Water:

Rolling Oaks boasts an enormous amount of water features. Starting with the 26-acre soil conservation lake that is fed by the Clear Fork of The Trinity River, to over 16 stock tanks spread out across the ranch. The abundance of water on this property is outstanding. Along with the natural water features the ranch is also improved with two water wells. One being near the house and shop and the other one located at the cattle pens. The water at the cattle pens supplies all the concrete drinking tanks located in the pens and the trap around the cattle facilities.

##### Wildlife:

This ranch is great for the outdoorsman and the recreational adventurer. The combination of open pastures with rolling hills, timber lined creeks, and motts of oak trees makes this ranch a wonderful place for all kinds of native wildlife. From whitetail deer, wild turkey, hogs, migrating waterfowl, and upland birds this property has it all.

##### Improvements include:

- 1,500-foot paved driveway from the main entrance off Turpin Lake Road
- 40x60' insulated shop
- First-class cattle processing facilities with pipe pens, semi and ground loadouts, covered working area, concrete water troughs, and multiple holding pens
- 12 different grazing pastures, cross-fenced throughout the property using barbed wire fencing

##### Other:

The main house remains standing but suffered extensive water damage several years ago. In response, the previous owners removed the interior down to the studs to address the damage. However, no renovation has been completed since. As a result, the structure has not been assigned any value in its current condition.

##### Development Potential:



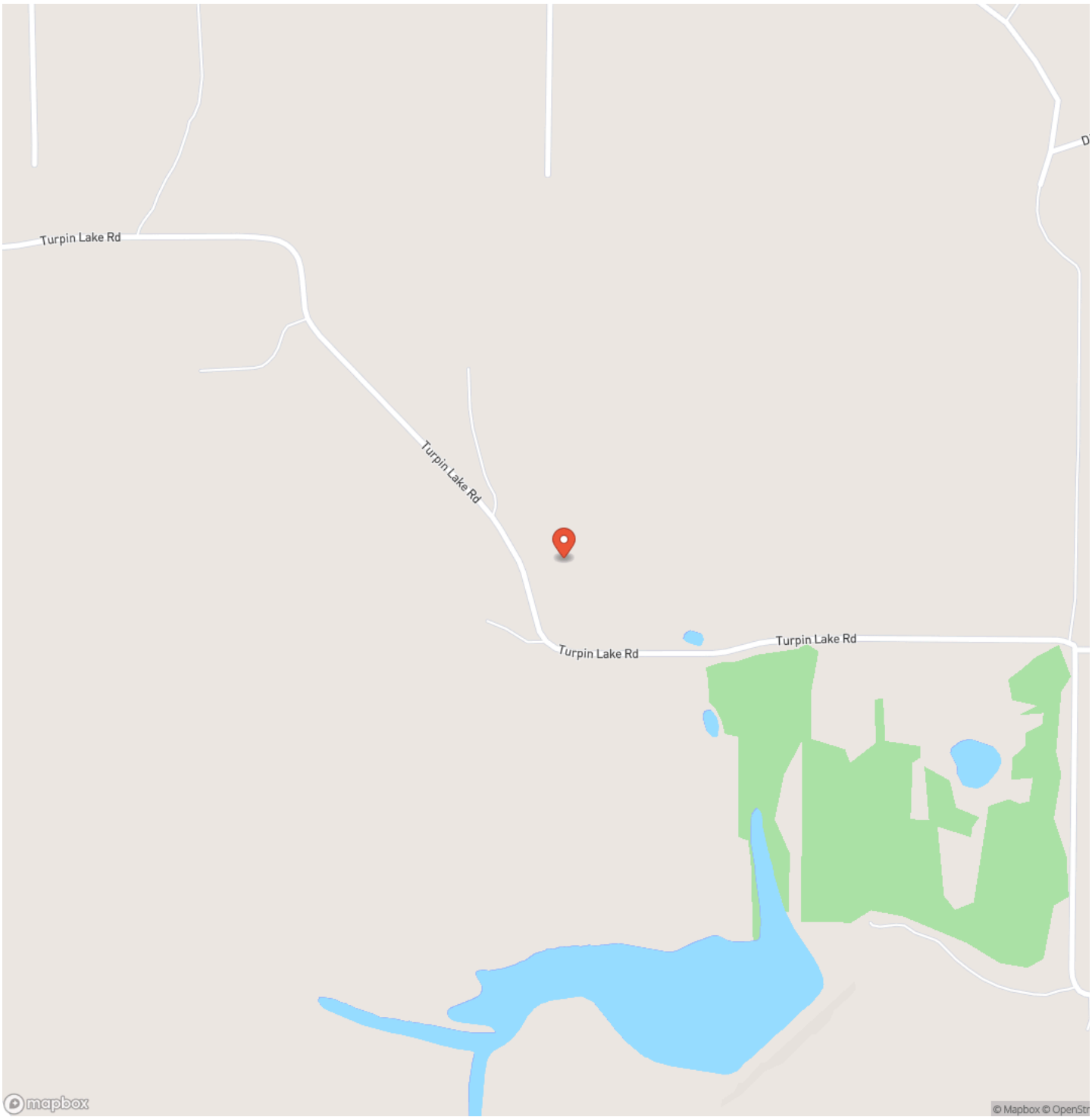


With its substantial paved road frontage along the northern and southern boundary of the property, its diverse terrain, and close proximity to major cities, Rolling Oaks Ranch offers prime development potential. Whether subdividing into 3-5 acre country estates or larger recreational tracts the potential as a future development is always a potential.

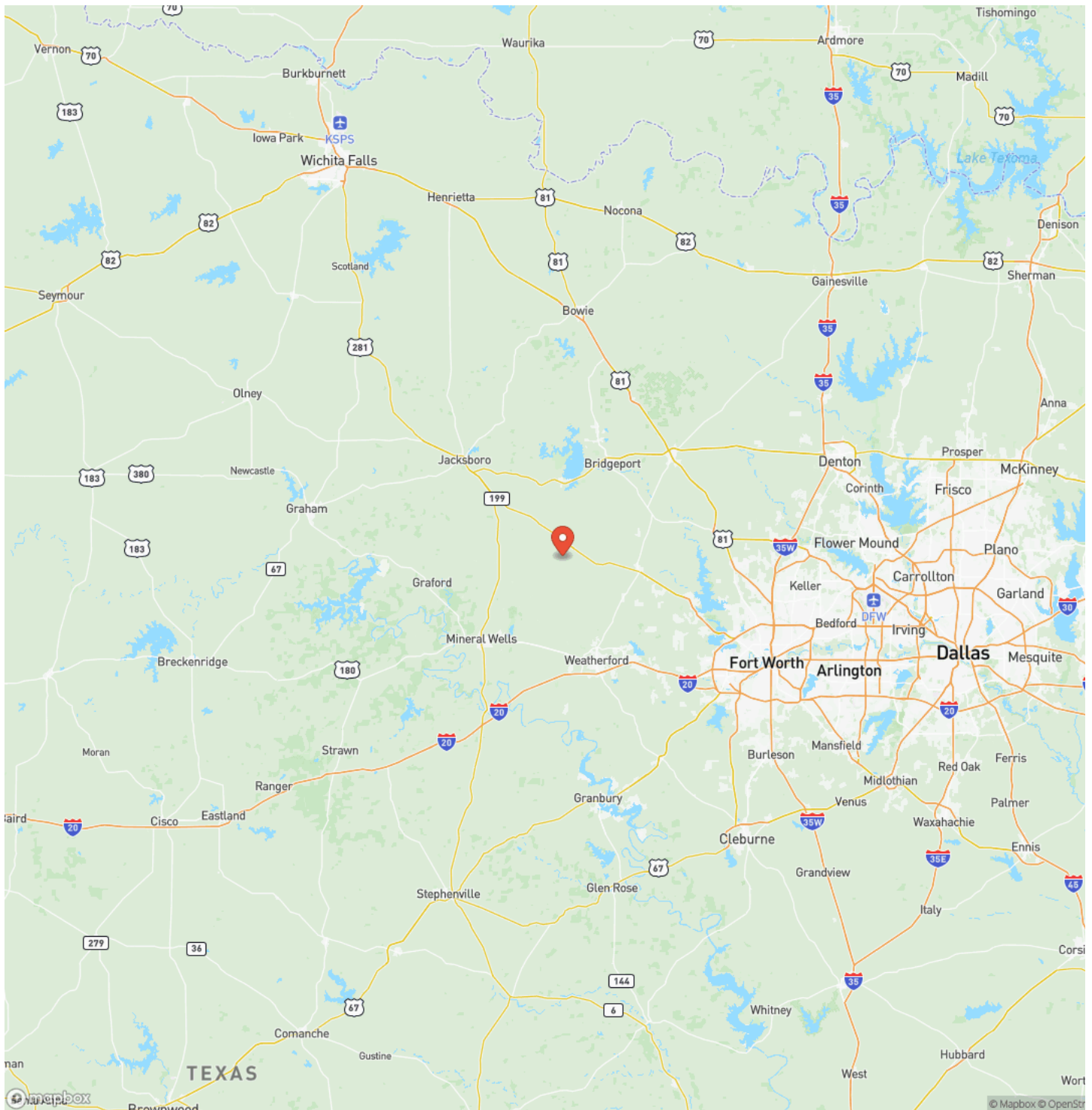
Rolling Oaks Ranch  
Poolville, TX / Parker County



# Locator Map



## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

TT Ranch Group

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## City / State / Zip

## NOTES

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