

The River Edge Ranch
1267 Gun Club Rd
Denison, TX 75021

\$2,750,000
58 +/- acres
Red River County



The River Edge Ranch Denison, TX / Red River County

SUMMARY

Address

1267 Gun Club Rd

City, State Zip

Denison, TX 75021

County

Red River County

Type

Recreational Land, Horse Property, Riverfront

Latitude / Longitude

33.7556593 / -96.536658

Dwelling Square Feet

6000

Bedrooms / Bathrooms

6 / 8

Acreage

58

Price

\$2,750,000

Property Website

<https://ttranchgroup.com/property/the-river-edge-ranch-red-river-texas/12830>



PROPERTY DESCRIPTION

This recreational paradise revolves around a fabulously updated 6,000 SQFT home on the banks on the Red River supplying magnificent views. Recreational opportunities are plentiful throughout the 58 +/- acres, including a newly constructed pool with hot tub, outdoor kitchen along with abundant hunting and fishing opportunities. Equestrian improvements include pipe fencing and an impeccable 2,880 SF six stall equestrian barn with tack room, medicine room and bathroom. Loafing sheds, paddocks, hot walker and a recently finished open air riding arena are also in place. This is a unique river property that has been extremely well maintained and is a must see.

Location

The property is located at the end of Gun Club Road, approximately 75 miles North of Dallas off of US 75 and only 4 miles from the charming town of Denison, TX.

Habitat & Topography

The combination of the wooded terrain and adjacent river provide an abundance of recreational activities as well as peaceful tranquility. The majority of the forest on this property is typical of the Cross Timbers region with exceptionally large hardwoods, including some pecan trees, scattered throughout the lower portion. Extensive improvements have been made to the habitat around the residence and other portions of the ranch. The property consists of mostly sandy, loamy, and clayey soils. The River Edge Ranch has an impressive 200' of topographical change that slopes from the southern portion of the property to the river.

Wildlife, Hunting

The River Edge Ranch is a pass through for a healthy population of wildlife including deer, hogs, waterfowl, bobcats and more. The timber portion provides cover for large deer and hogs traveling down and across the river corridor. The river and pond attract waterfowl from the surrounding areas. Two feeders and blinds are set up on the property, but it does not receive intense hunting pressure.

Water, Fishing

This property is located on the banks of the mighty Red River. The recently refurbished observation deck protruding out from the back of the residence looks directly over the river and beyond to Oklahoma. This expansive deck is the ideal place for relaxing or shooting skeet over the river. The property includes a private boat launch allowing for easy access to fish for a number of different species or just explore the river.

There is a 3 +/- acre pond that reaches about 35-40 ft. deep. It is stocked with largemouth bass, blue gill, catfish, flathead minnows, and crappie.



City water is run to the residence. There is one water well with filtration, as well as a 12,000-gallon water storage and treatment system in excellent condition.

Main Residence

The 6,000 SF residence has 5 bedrooms, 8 baths, and a bonus in-law suite situated over the garage. In 2019, the owners built an additional section of the house, opening up a living room, adding two bedrooms, as well as a pool house bath and shower, full steam room, and large laundry room with double washer / dryers and a large refrigerator. This well-designed home is in great condition and was recently refurbished. There is also an attached two car garage and second floor deck.

Other Improvements

Metal Barn - 4,920 SF metal barn with multiple drive through bay doors and ample storage.

Pool and Hot Tub - Built in 2020. Fully lit with 3 lit bubblers (2 in pool, 1 in hot tub) and color change lights powered by remote. Dimensions: 33' x 46'.

Outdoor Kitchen - At the edge of the river, the outdoor kitchen provides a deep fryer, griddle, grill, cookers, and refrigerators.

Vineyard - The vineyard currently has 400 vines but has the capacity to hold 750. Drip irrigation runs throughout the area.

Silent Cummins Generator - Holds 1,000 gallons of diesel and is large enough to power the entire property in case of a power outage.

An electric gated and rocked entrance is located at the front of the property.

Other

The private portion of Gun Club Road leading to the ranch was recently repaired and repaved. The ranch also has access to River Oaks Road.

Minerals

Please consult with the broker regarding minerals.



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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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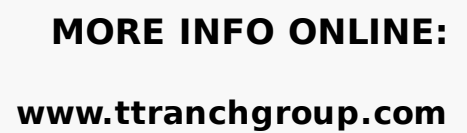
3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX, 75219

NOTES

This image shows a blank 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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