

Little Caney Shores
Co Rd 1961
Yantis, TX 75497

\$925,000
40± Acres
Wood County



Little Caney Shores
Yantis, TX / Wood County

SUMMARY

Address

Co Rd 1961

City, State Zip

Yantis, TX 75497

County

Wood County

Type

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

Latitude / Longitude

32.875774 / -95.566115

Dwelling Square Feet

1,200

Bedrooms / Bathrooms

2 / 2

Acreage

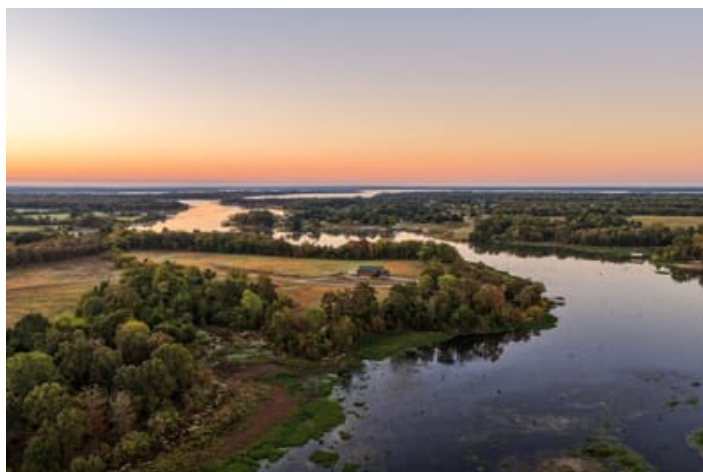
40

Price

\$925,000

Property Website

ttranchgroup.com



PROPERTY DESCRIPTION

A Rare Lake Fork Retreat

Tucked along the coveted waters of Lake Fork near Yantis, Texas, Little Caney Shores presents a rare opportunity to own a private waterfront retreat with 40 acres of wooded and open land and approximately one-half mile of Lake Fork frontage. Combining the appeal of a recreational property with the comforts of a private lake house, this East Texas offering is designed for those who appreciate the outdoors, value privacy, and understand the draw of life on the water.

The property consists of approximately 22+/- acres of privately owned land and 18+/- acres of Sabine River Authority (SRA) leaseback. Its combination of shoreline, timber, and pasture creates a setting well suited for fishing, wildlife watching, family gatherings, and enjoying the slower pace of lake life.

Lake Fork at Your Doorstep

Few Texas lakes carry the reputation of Lake Fork, a destination synonymous with trophy largemouth bass and exceptional fishing. Little Caney Shores occupies a particularly appealing stretch of the lake along Little Caney Creek, an area well known among anglers for its fishing opportunities.

A private concrete boat ramp provides convenient access to the water, while the fishing dock sits along the edge of the original Little Caney Creek channel. Whether heading out for an early morning on the lake, exploring the creek by kayak, or casting a line from the shoreline, the property offers multiple ways to enjoy the water without ever leaving home.

Lake Fork attracts anglers from across the country, and Little Caney Shores puts that renowned fishery right outside the door. From spring and summer fishing to crisp autumn days on the water, this is a property where time spent fishing can become part of the everyday routine. For the serious angler and the family that simply enjoys spending time together outdoors, the combination of private shoreline, boat access, and a dedicated fishing dock is hard to overlook.

The Lake House

Built in 2013, the approximately 1,200-square-foot lake house offers comfortable upstairs living quarters with HVAC, water, and septic service. The layout includes a primary bedroom and bathroom, a secondary bedroom, a hallway bathroom, kitchen, dining area, and den.

An expansive 880-square-foot wraparound deck extends the living space outdoors, offering multiple vantage points across the property and toward the water. It is an inviting place to enjoy morning coffee, gather with family and friends, or watch the sun settle over Little Caney Creek at the end of the day. With views in multiple directions, the deck also provides a front-row seat for East Texas sunrises, sunsets, and clear nights beneath a star-filled sky.

Below the living quarters, an approximately 1,200-square-foot garage offers generous space for boats, buggies, vehicles, and recreational equipment. Three overhead doors provide convenient access, including a drive-through configuration that makes maneuvering boats and vehicles in and out especially practical. For the avid angler or outdoor enthusiast, this setup adds meaningful functionality to a property designed around life on the water.

A full-size storm shelter adjacent to the lake house adds a practical feature for changing Texas weather. The grounds surrounding the home are thoughtfully maintained, with a lawn area, horseshoe pits, fire pit, and a distinctive cactus garden shaped like the state of Texas. Together, these features create an inviting setting for entertaining, relaxing, and making the most of time away.

A Blend of Woods and Pasture

Beyond the shoreline, Little Caney Shores offers a combination of wooded acreage and open pasture that adds versatility to the property. The pasture currently produces approximately 30 to 55 round bales of hay annually, and the property has an agricultural exemption for grazing land.

A small pond adds another water feature to the landscape, while approximately four acres along County Road 1960 include existing water and electricity associated with the original homestead. These features contribute to the property's utility and provide additional flexibility for a future owner, subject to applicable restrictions and verification.

Whether the priority is maintaining the open ground, enjoying the wooded setting, or simply having room to roam, the acreage complements the waterfront experience and provides a sense of space that is increasingly difficult to find on a major Texas fishing lake.

Wildlife and Outdoor Recreation

The property's mix of shoreline, timber, and pasture provides a natural setting for observing East Texas wildlife. White-tailed deer are regular visitors, while hawks, bald eagles, herons, egrets, songbirds, hogs, coyotes, and seasonal waterfowl add to the outdoor experience.

Recreation here extends well beyond fishing. Kayaking along Little Caney Creek, exploring the shoreline, enjoying evenings around the fire pit, and spending time outdoors with family and friends are all part of the appeal. The combination of open ground and wooded cover provides opportunities to enjoy the outdoors throughout the changing seasons.

An Opportunity to Expand Your Lake Fork Holdings

For buyers interested in securing an even larger footprint on Lake Fork, Little Caney Shores presents an especially intriguing opportunity. The adjoining D Bar M property connects to the south and east, creating the potential to acquire additional neighboring acreage alongside this distinctive waterfront tract.

With D Bar M also offered by the same brokerage representative, buyers have a unique opportunity to explore the acquisition of both properties. For those envisioning a larger recreational retreat, an expanded landholding, or simply more acreage to enjoy around Lake Fork, the opportunity to combine Little Caney Shores with D Bar M is an appealing bonus worth considering.

An Easy Escape to East Texas

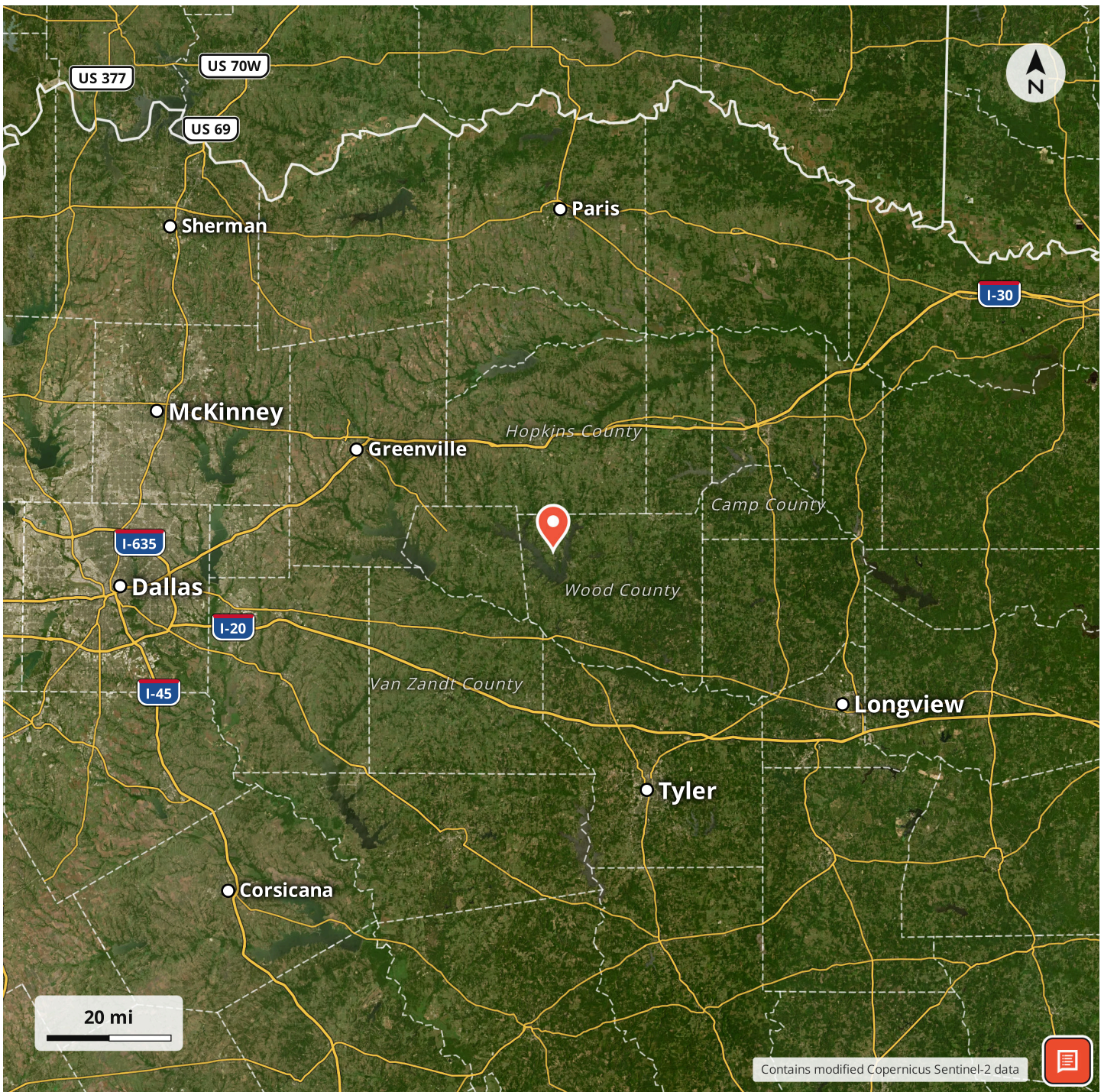
Located near Yantis in the heart of East Texas lake country, Little Caney Shores offers a change of pace without requiring a full day of travel. The property is approximately an hour and 45 minutes from Dallas and within convenient reach of Yantis, Quitman, Emory, Sulphur Springs, and the surrounding Lake Fork communities.

For the buyer searching for a private waterfront retreat, a dedicated fishing property, or a place where generations can gather and enjoy the outdoors, Little Caney Shores brings together the ingredients that make lake life special: accessible water, room to roam, a comfortable lake house, and a setting that invites you to stay a little longer.

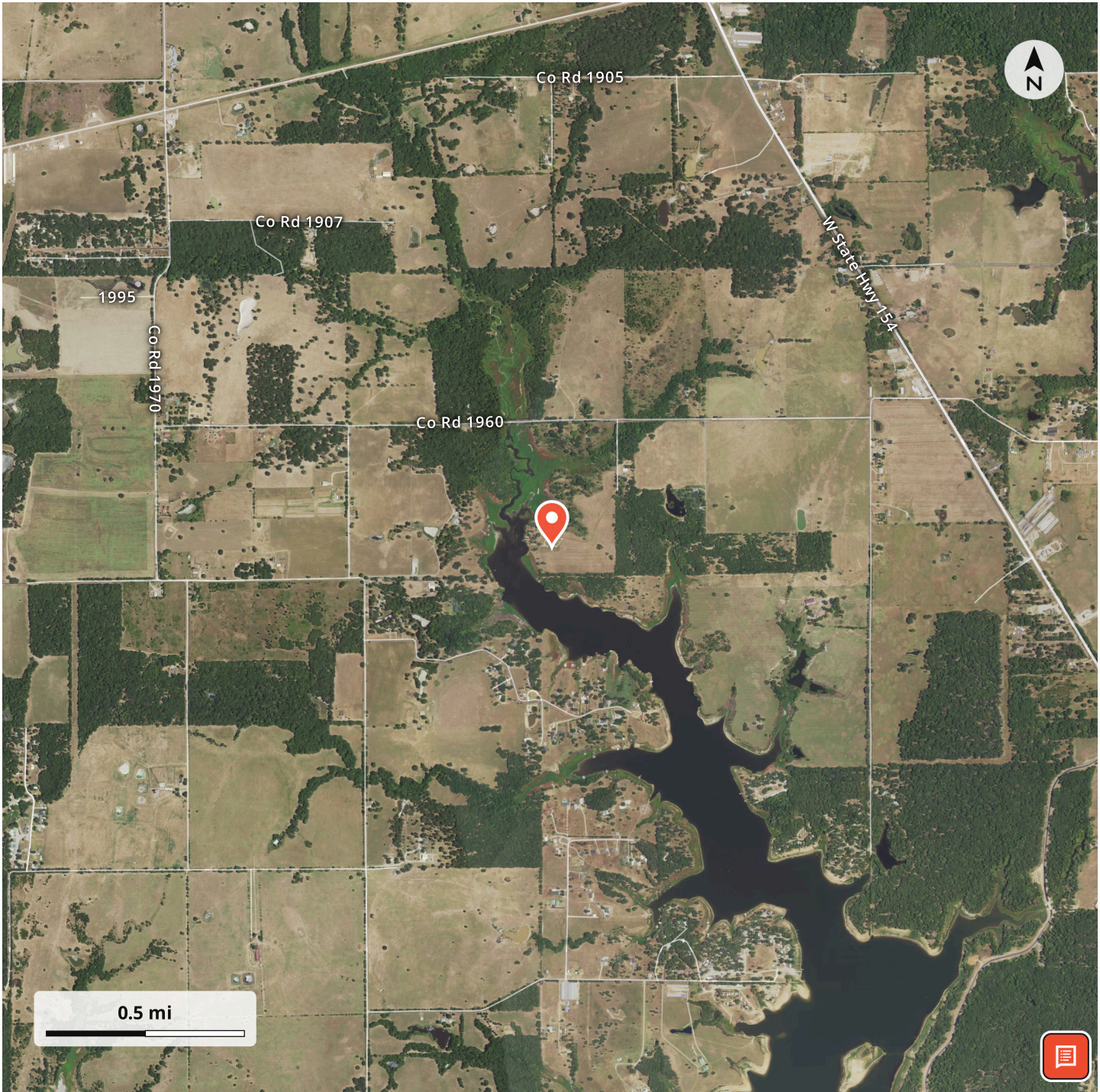
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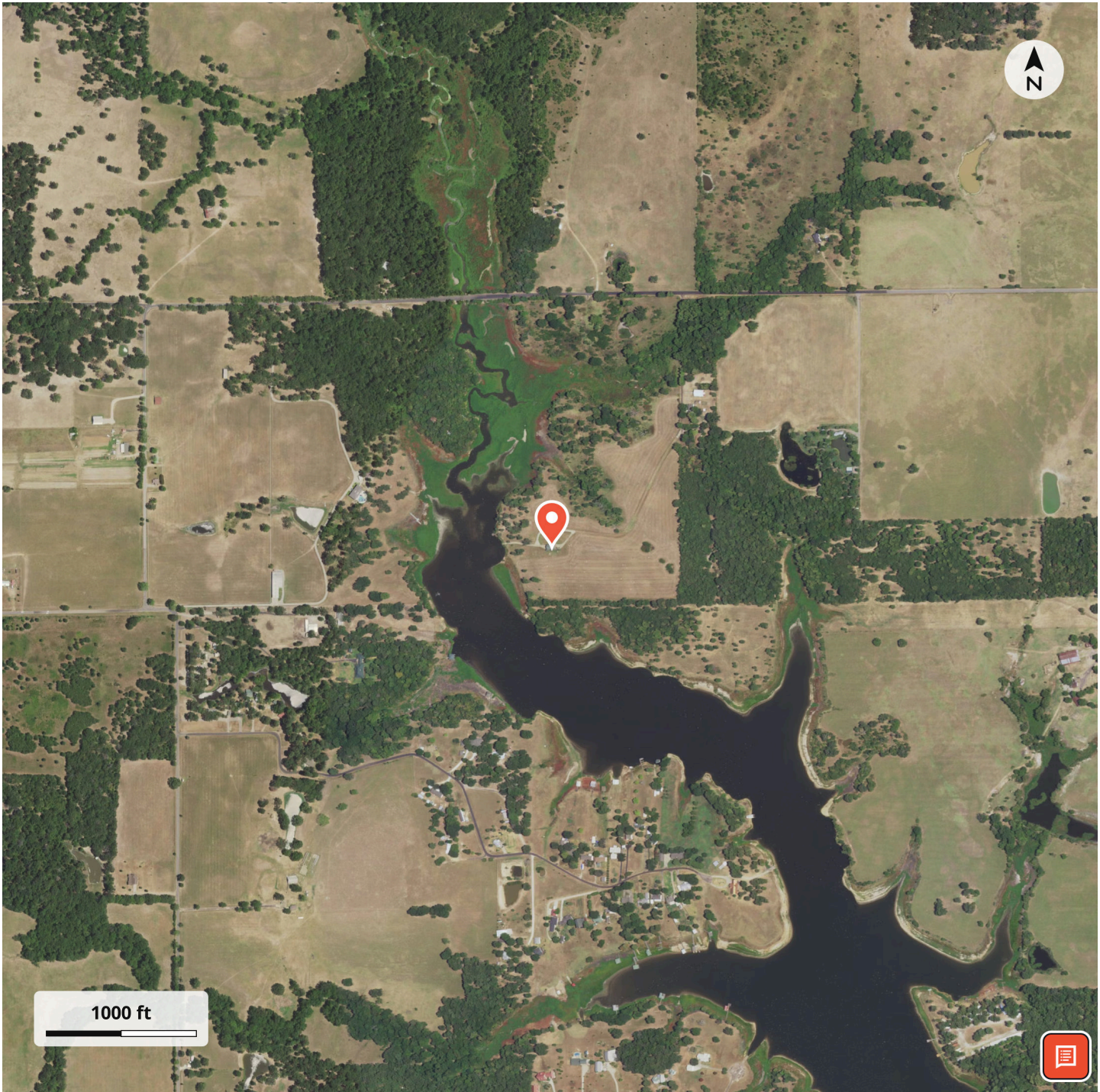
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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