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# Little Caney Creek Ranch

18+/- Acres | Wood County, TX

Listed at \$1,600,000

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# Little Lake Creek Ranch

## 115 +/- Acres | Van Zandt County, TX

### Overview

Little Caney Creek Ranch is situated on one of the nation's premier bass fishing lakes, Lake Fork. This property offers lakefront luxury with a 3,200 square foot home, private dock & boat ramp, and saltwater pool. Just 70 miles from Dallas, this remarkably durable retreat designed with superior construction for long-term resilience, seamlessly blends outdoor adventure, comfort, and convenience for year-round living or weekend getaways.



### Location:

Situated just 70 miles east of Dallas, Little Caney Creek Ranch offers the perfect balance of serene lakefront living and access to convenient, everyday essentials. Nearby Sulphur Springs and Emory, each approximately 15 miles away, provide small-town charm and everyday necessities like grocery stores and local dining. With Mineola, about 22 miles away, and Tyler, about 48 miles south, these cities offer additional access to shopping, dining, and entertainment; making both a convenient and welcoming destination. Little Caney Creek Ranch is also less than 2 miles north of the Links at Lands in golf course. This prime location makes the property an ideal year-round residence or a peaceful weekend getaway.



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### The House:

Built in 1997, this 4-bedroom, 3.5-bath home spans 3,200 square feet and is designed for flexibility and comfort. All interior walls are non-load bearing, allowing for easy customization to suit your vision, while an in-law suite provides private accommodations for guests or extended family. The home features a geothermal system for energy-efficient heating and cooling, a complete home office for remote work, and a central vacuum system for effortless maintenance. Smart home technology enhances convenience and security, and an indoor fireplace creates a cozy focal point for cooler evenings.



The outdoor spaces are thoughtfully designed for both relaxation and entertaining. A saltwater pool with adjustable shade screens creates the perfect setting for summer gatherings, while the expansive patio offers ample room for lounging or dining under the open sky. As the sun sets, professional exterior lighting enhances the evening ambiance, making the space as inviting at night as it is during the day. The covered outdoor kitchen is a true highlight, complete with a pizza oven, fridge, and plenty of counter space, ensuring that everything from casual barbecues to elegant dinner parties can be hosted with ease. Together, these features create an atmosphere where friends and family can come together to enjoy unforgettable moments year-round.



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## Outdoor Recreation:

The property encompasses approximately 18+/- acres, complemented by an additional 15+/- acres of Sabine River Authority leaseback, creating a total of 33+/- acres that offer abundant opportunities for diverse recreational pursuits. A private boat ramp and lakefront dock provide direct access to Lake Fork, renowned for its trophy bass fishing. Explore the expansive grounds on side-by-sides, shoot some skeet, or enjoy the open spaces and scenic views. Golf enthusiasts will value the easy access and affordability of The Links at Land's End Golf Course, a top-notch East Texas destination, located right on Lake Fork. Owners can ride side-by-sides directly from the property to the clubhouse, seamlessly blending lakefront living with convenient, scenic golf access without needing a car.



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## Lake Fork:

Lake Fork has earned legendary status as one of the premier bass fishing destinations in the world. Known for producing record-setting largemouth bass, it consistently ranks among the top trophy fisheries in the country. Its fertile waters and managed habitat make it a favorite for both avid anglers and professional tournaments, including stops on the Bassmaster and Major League Fishing circuits. Many of the sport's biggest names have competed here, solidifying Lake Fork's reputation as a proving ground for pros and passionate fishermen alike.

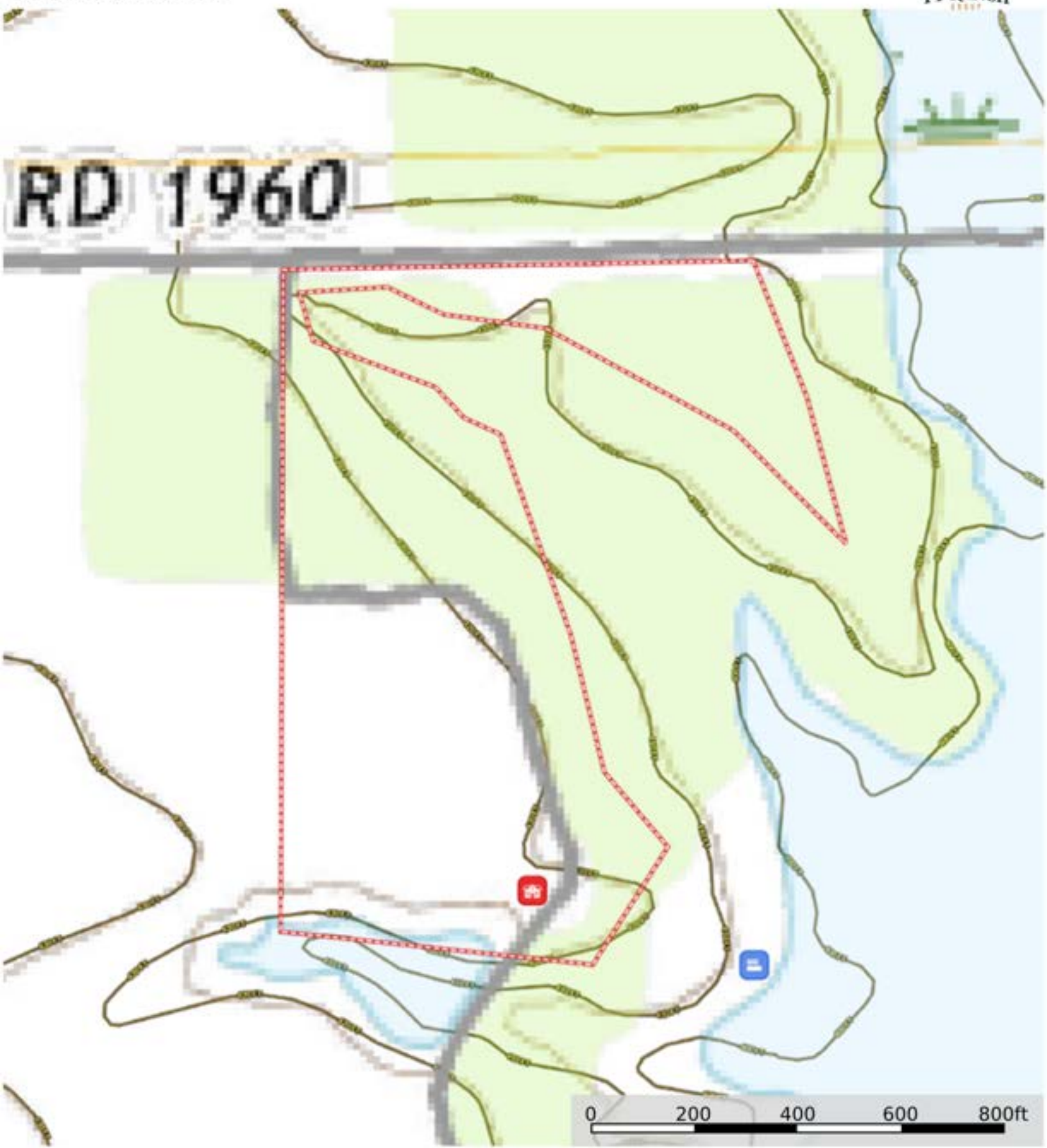


Beyond fishing, the lake offers year-round amenities—boating for skiing, wakeboarding, or cruising, as well as excellent nearby hunting for deer, duck, and other game. Golfers can enjoy The Links at Land's End, a convenient and affordable course just a short drive—or even an ATV ride—away. With waterfront dining, full-service marinas, and nearby small towns filled with shops and events, Lake Fork is much more than a fishing haven—it's a complete lifestyle destination.





 Main House  Pier  Sabine River Authority  Boundary



Main House Pier Boundary

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