



EL RETIRO RANCH

227+/- Acres | Hopkins County, TX

Listed at \$4,300,000

Description:

El Retiro Ranch, which translates to “The Retreat Ranch”, is a fitting name play on a place where one can slow down and enjoy all the wonderment and beauty that this property has to offer. Conveniently located within an hour and a half of Dallas, TX, and five minutes from the boat ramp at Lake Fork, this 227 +/- acre ranch is an easy withdraw to relaxation and recreational delight. Currently being run as a successful cattle and hay operation, this property also offers top notch accommodations to go along with a multitude of leisure activities such as fishing, hunting, horseback riding, swimming, and so much more. El Retiro Ranch is a well-maintained multi-purpose property ready for the outdoor lover.

Location:

Located in the northeast corner of Rains County and in Hopkins County, this property is just 80 miles East of Dallas and 13 miles South of Sulphur Springs, El Retiro Ranch provides a quick escape from the city to enjoy a weekend retreat in the country. Sulphur Springs Municipal Airport is approximately 15 minutes from the property, as well as major medical facilities and grocers.

Land:

The land showcases a great combination of productive hay meadows and scattered post oak groves. There is approximately 50' of topography variance throughout the property. The soils are mainly comprised of freestone fine sandy loam, woodtell loam, and Lufkin-raino complex. The six sectioned pastures provide 200 +/- round bales per year and support a healthy cattle herd. Several horses graze the ranch as well. Each pasture has ample water utilizing stock tanks and piped water troughs that are connected to the central well.

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Water:

El Retiro Ranch includes 7 bodies of water. With multiple ponds and stock tanks, there is an abundance of hunting and fishing opportunities. F1 hybrid strain bass have been stocked throughout the multiple ponds and can often be caught on your first cast. Multiple fish feeders have strategically been placed on three of the ponds giving the bass a surplus of food. The largest pond is 6 +/- acres and approximately 20 feet deep. It has produced bass up to 8 lbs., has a fishing pier, and electric decorative water feature. There is also a 4.5 +/- acre pond and a 1.75 +/- acre pond. The ranch has rural co-op water to the house and one water well which is used for agricultural purposes and can supplement the main lake if in need.

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Hunting:

El Retiro Ranch is currently carrying 85 +/- momma cows and 4 registered bulls. The ranch is equipped with a custom set of pins to accommodate a smooth calving season. Multiple water troughs have been placed throughout the ranch, giving the cattle and horses an endless water supply. Excellent perimeter and cross fencing is in place, as well as numerous cattle guards.

Cattle:

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Home:

The property includes a 3,541 SQFT custom two-story home featuring 4 bedrooms, 3.5 baths, oversized kitchen with state-of-the-art appliances, office, formal dining room, two wood burning fireplaces, smart home system, screened-in porch, pool with jacuzzi, and pool house w/ restroom and shower. There is also an outdoor grilling area and gravel sitting area around a firepit. This 2020 build was designed to entertain and host family and friends. It features large windows that highlight the expansive views over the ranch from the perched hill upon which it sits.

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Around the Home:

There is an equestrian barn which was built in 2020. It has 6 stalls with turnout pins, rubber matting throughout, a wash rack with cross ties, and tack room with both water and electric. Installed in the barn is an industrial Big Ass fan to help circulate the Texas temperatures. Also found within the custom-built barn is a lofted area that was designed for additional storage. Steps away from the barn is an outdoor arena allowing plenty of space to ride.

A large hay and equipment barn was also completed in 2020. It has an addition off the back that is ready to be finished into a large office or additional living quarters should the next owner desire to do so.

There is a 4 bedroom and 3 bath brick foreman's home which needs some refurbishing but could easily be brought back to life.

The property also includes a chicken coop, covered garden house, and enclosed equipment shed / workshop.

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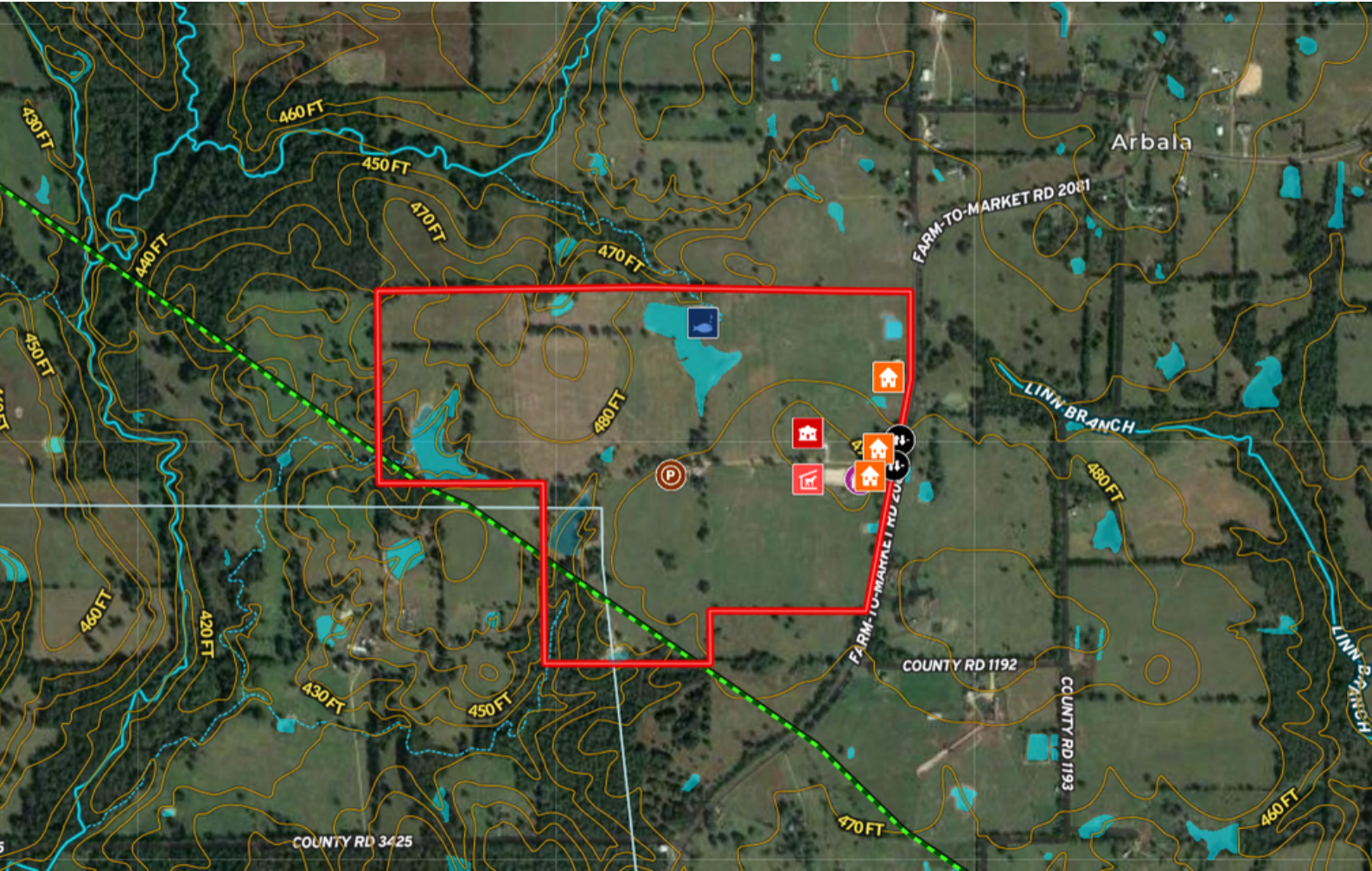
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