

Sandy Creek Ranch
451 Acres
Wood County, Texas

\$1,500,000

Offered Exclusively By:

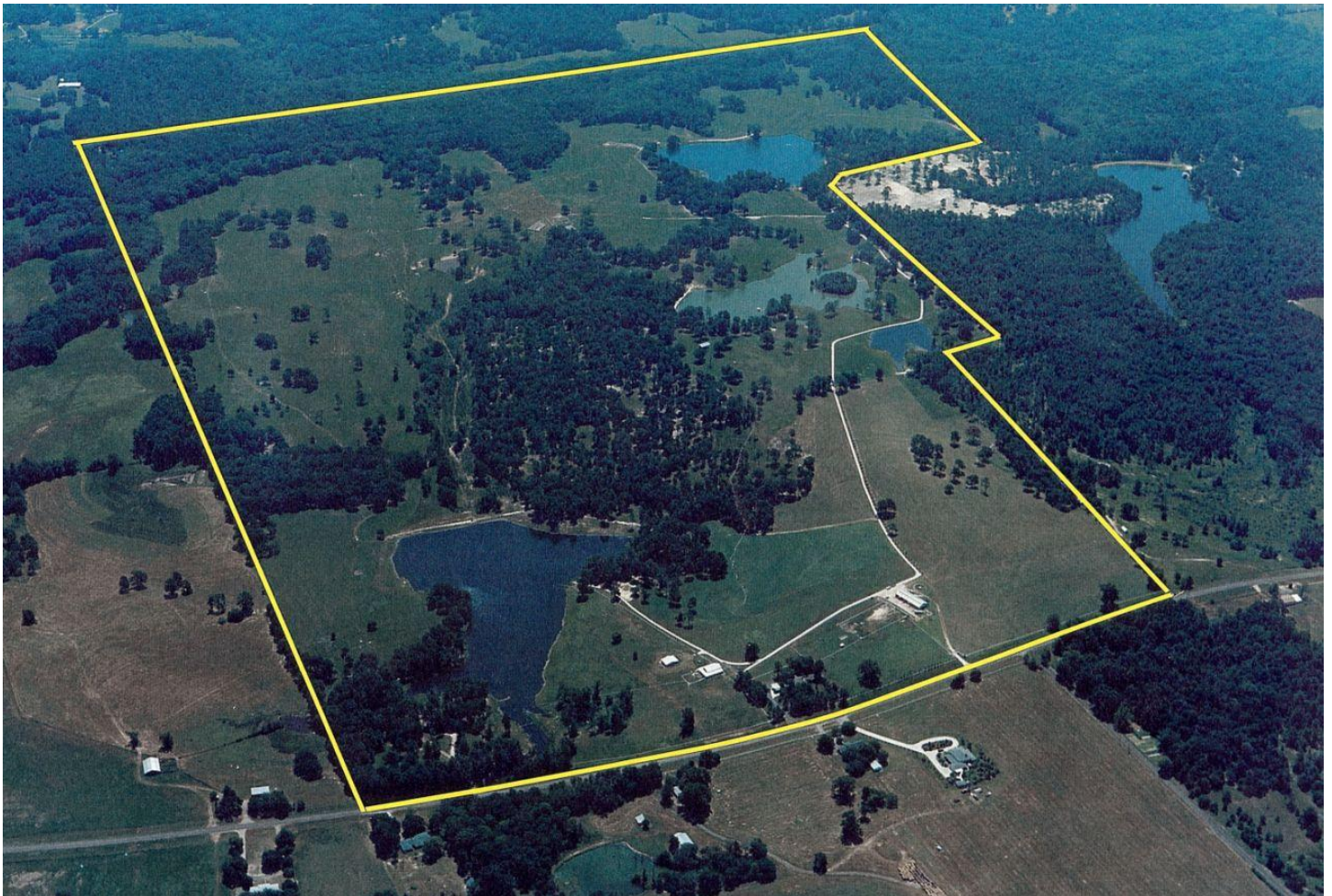


McCallum Properties

REAL ESTATE INVESTMENTS

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- LOCATION:** Located on FM 2869, approximately 3 miles southeast of Winnsboro. Less than 2 hours from Dallas.
- SIZE:** 451.37 Acres
- PRICE:** \$1,500,000 (\$3,323/acre)
- DESCRIPTION:** Dramatic topography changes, rolling coastal bermuda pastures, pine-covered hills and wooded bottoms typify Sandy Creek Ranch. The ranch has 30 spectacular acres of impounded water in three lakes ranging in size from 8 to 12 acres. Additionally, there are five smaller ponds for livestock. A live creek (Stout Creek) and a seasonal creek cross the property on the east side.
- All weather, concrete roads and five strand barbed wire fencing divide the ranch into separate pastures. Pipe and cable fencing fronts FM 2869 and wraps the main house and guest house.
- Additionally, there's a 105' x 46' metal-sided horse barn with concrete floor, tack room, bathroom, shop area and air-conditioned office. Next to the barn is an open roping arena with working pens and starting boxes.
- HOUSES:** The country-style main house is approximately 3100 square feet with 4 bedrooms / 3 and a half baths. There are three wood burning fireplaces and central air and heat. There's a large living room, open kitchen, mud room and a sunroom with oversized windows that offers a breathtaking view of the largest lake, pine trees and the front pasture.
- Next to the main house is a 1 bedroom / 1 bath guest house with carpeted floor and a vaulted ceiling.
- WILDLIFE:** Outstanding fishing can be found in any of the ranch's three larger lakes. Species include: black bass, catfish, crappie, bluegill, grass carp and forage fish. Anglers of any level will enjoy the fishing Sandy Creek Ranch has to offer. All of the larger lakes have piers and one of the lakes has a one acre pine island with a walk bridge.
- Sandy Creek Ranch has a very strong population of Whitetail deer. There are several excellent locations for food plots and deer blinds near Stout Creek on the east side of the ranch. It is not uncommon to see multiple groups of deer while driving around the ranch at any hour.
- The duck hunting is very good on the larger lakes. There are also plenty of squirrels, hogs and varmints. In the 1990's, Eastern turkeys were re-introduced to this area of the state.
- MINERALS:** Seller owns approximately 22.5% of the minerals which will be conveyed with the surface.
- TAXES:** The taxes for the ranch are Ag Exempt and totaled \$2798 in 2009.
- ADDITIONAL:** Winnsboro is a charming town with approximately 3500 people, great local restaurants and modern conveniences. It is located between Lake Fork and Lake Cypress Springs, each being approximately 10 miles away. The Winnsboro Municipal Airport is 2 miles northeast of Sandy Creek Ranch and has a 3,200 foot runway and re-fueling station.

