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# SHADY OAKS RANCH

A TEXAS LEGACY

*5900 Cross Timbers Road, Flower Mound, Texas 75022*

*64 Acres • Offered for \$14,900,000*





## THE LEGACY

Four decades ago, entrepreneur Sam Wilson began a search for a special piece of Texas, a country haven where he could build family traditions and priceless memories, a throwback to growing up on a ranch south of Dallas. He found it on a prime 64-acre rolling parcel of land filled with wildlife, native oak and pecan trees, less than an hour from both Dallas and Fort Worth. He named it Shady Oaks Ranch, and over the years, it became his family’s home, workplace and playground—a rural paradise to walk, explore and fish and to ride horses and ATVs. With its vistas and Texas Longhorns grazing on the lush meadows, the legacy ranch also served twice as the iconic backdrop for the Cattle Baron’s Ball.



## OVERVIEW

Shady Oaks Ranch, a perfect setting to develop a new Texas neighborhood or your own ranch retreat. Located a few miles north of Dallas-Fort Worth International Airport in the heart of Flower Mound, one of the fastest-growing cities in North Texas. It is both a working cattle ranch and a country oasis, its private lake and rolling hills providing the ideal setting for numerous recreational activities. An approximately 2,700-square-foot main log home is nestled on hill that is dotted with mature post oak and pecan trees. A barn with horse stalls and a workshop, and a separate caretaker’s residence also are on the property. Shady Oaks Ranch is fed by natural springs, is located in the Cross Timbers Water & Soil Conservation District and is served by the Flower Mound Independent School District.





## RELAX, YOU ARE AT HOME AT THE RANCH...

Sit back and put your feet up on the front porch and watch the Black Angus cattle graze in the lush green meadows below. Saddle up a horse, climb onto an ATV or take in the vistas while sitting under native trees as they cast their shadows at sunrise or sunset. Grab your rod and reel and sit on the dock or fish from the banks of your well-stocked private lake. Of course, on those hot summer days a swim or an adventure by boat to the center island that is shaped like a Texas Longhorn can be lots of fun. Life at Shady Oaks is good.





An aerial photograph of a vast, lush green field, likely a ranch or farm. A winding road or path runs through the field, bordered by a white fence. Several large, mature trees are scattered throughout the landscape. In the background, a body of water (a lake or pond) is visible, surrounded by more trees and some buildings. The sky is filled with dramatic, dark clouds, with a bright sun low on the horizon, creating a golden glow and long shadows across the landscape.

## DEVELOPING A TEXAS NEIGHBORHOOD

Today people want a place that does not confine but gives room to roam and live large. Because of its location and wonderful topography, Shady Oaks Ranch is perfect for a developer to offer a unique Texas style neighborhood. A special place to build a dream home and have plenty of land for elegant country living, exercise and open spaces. Shady Oaks Ranch is the land of possibilities.



# SHADY OAKS RANCH DETAILS

5900 Cross Timbers Road, Flower Mound, Texas 75022

## ACREAGE

64 Acres, +/-

## LOT DESCRIPTION:

## ACREAGE

Pasture  
Mature Trees  
Private Lake  
Horses Permitted

## RECREATION

Horseback Riding  
Fishing  
Canoeing  
ATV/Dirtbikes

## PRESENT USE

Agriculture  
Residential

## PROPERTY TYPE

Farm/Ranch

## HOME

Log Cabin Style  
3 Bedrooms  
3 1/2 Baths  
Wood Burning Fireplace  
4-Car Garage

## BARN(S)

Horse Stalls  
Office  
Workshop  
Equipment Storage

## CARETAKER/GUEST HOUSE

3 Bedrooms, 2 Baths  
Wood Burning Fireplace  
2-Car Garage

## WATER

Private Lake or Numerous Water Wells  
Approximately 2 Acres, Stocked

## FENCING

Steel Pipe

## SEPTIC TANK

## AGRICULTURE EXEMPTION

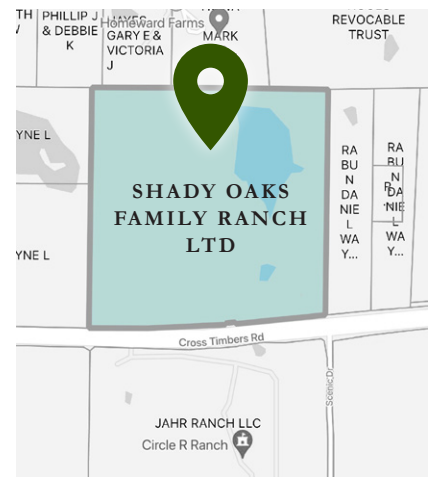
Yes (Currently)

## MINERALS

Seller is Excluding Minerals

## FRONTAGE

Located on Cross Timbers Road



ShadyOaksRanchTexas.com

All information to be confirmed by buyer.

## BUILDING A LEGACY LIFESTYLE

Please contact Susan Baldwin for more information.

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baldwin group



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AllieBethAllman™ & Associates  
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