

Turkey Creek Ranch

135± acres | \$1,925,000 | Saint Jo, Texas | Montague County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Turkey Creek Ranch

We are proud to have obtained the exclusive listing on the Turkey Creek Ranch, a beautiful recreational and livestock property located in the popular Montague County, Texas. The ranch is approximately 10 miles Northwest of Saint Jo, Texas with Nocona, Texas the same distance to the Southwest. Access to I-35 in Gainesville, Texas is 35 miles to the east with the DFW Metroplex only a short 1 1/2 hours away.

The ranch is located on Cottonwood Creek Road with approximately 1,000 feet of frontage which is the entire eastern boundary. Three (3) miles to the south you hit F.M. 1956 then F.M. 1815 which will take you back to Highway 82.







Property Description

The Turkey Creek Ranch has a great amount of terrain features as you drive through the property. The creek runs from north to south as it passes over the entire ranch. There is an automatic private gate as you enter the property off Cottonwood Creek Road. An improved rock drive runs from the entrance all the way up to the house and improvements.

As you drive through the ranch, you will see all kinds of topography along with hardwood trees of all sizes scattered along the drive. The ranch has had very few cattle on the property, so the turf is in great condition. Among the trees are scattered open areas with improved grasses for the wildlife and livestock if the new owner decides to run livestock.

There are five (5) ponds scattered across the ranch providing ample water for both wildlife and livestock. A second all-weather creek also runs through the property from east to west providing additional holes of water in the dry season and flowing water in the rainy season.

The headquarters is located a short drive from the entrance but hidden behind some large areas of trees for privacy. You are surrounded by large neighbors, so the privacy is fantastic. The dominant trees are all kinds of Oaks with a few scattered mesquites and cedars. Water to the headquarters is supplied by a water well along with a septic system that is an aerobic system, all established in 2015.





Water Features

The Turkey Creek Ranch is very well watered. A good water well provides water to the house and improvements. Surface water features 5 ponds, which provide water to the wildlife along with providing for excellent fishing. Turkey Creek runs through the ranch along with an all-weather creek that is also found on the property. A great future lake site, that would be easy to convert, is also found as you enter the ranch.



Improvements

The Turkey Creek Ranch is very well improved with almost new structures in excellent repair. The house/barndominium is approximately 2,800 square feet including a 1,600 square foot entertainment/game room. The house also has a completely enclosed area with roll up electric doors where you can drive into the structure with your Polaris and walk directly into the house.

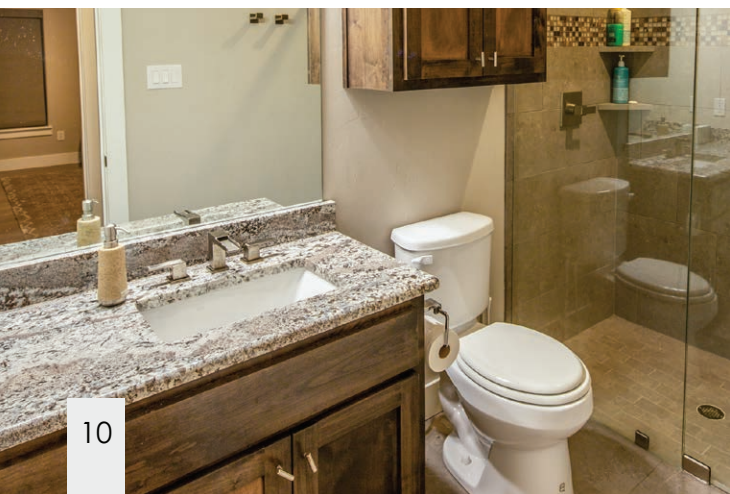


The house is approximately 1,200 square feet with a beautiful main living area, full kitchen, laundry room, along with 2 bedrooms and 2 full baths. As you walk down the hall, you enter the entertainment area, which is an open area with seating, huge, tall ceilings, and another full bath along with a work room for all your hunting and fishing items. This room also has a large TV and gun safe along with another full kitchen. The kitchen includes an additional refrigerator, dishwasher, ice machine, coffee bar, and preparation area. Adding another bedroom in this area would be very easy as there is already a full bath with a shower.

Connected to the main house is a 480± square feet enclosed, screened-in patio for outside entertainment. This outdoor area has lights, ceiling fans, a large TV, and a sitting area. Additional features include a built-in grill, prep area, and bar providing an additional seating area. For those that want to step out into the open, a large fire pit with chairs is directly outside the enclosed entertainment patio.

The improvements are in excellent, like-new condition. Furnished in very tasteful manner, this place is ready to unlock and be used. Blinds and feeders will stay with an acceptable offer.















Hunting • Wildlife • Minerals

The recreational opportunities are excellent with quality white-tail deer, hogs, turkey, and dove. The ponds provide numerous fishing opportunities. The current owner believes they own NO minerals but there will be no reservations.





Remarks • Price

The Turkey Creek Ranch provides access to one of the best small hunting places in Montague County. All the parts are here including a beautiful barndominium, water sources, electricity, and great location. It is also an excellent investment opportunity. If you are looking for a small, manageable ranch in a centrally located, highly sought-after area of north Texas, you need to take a look.

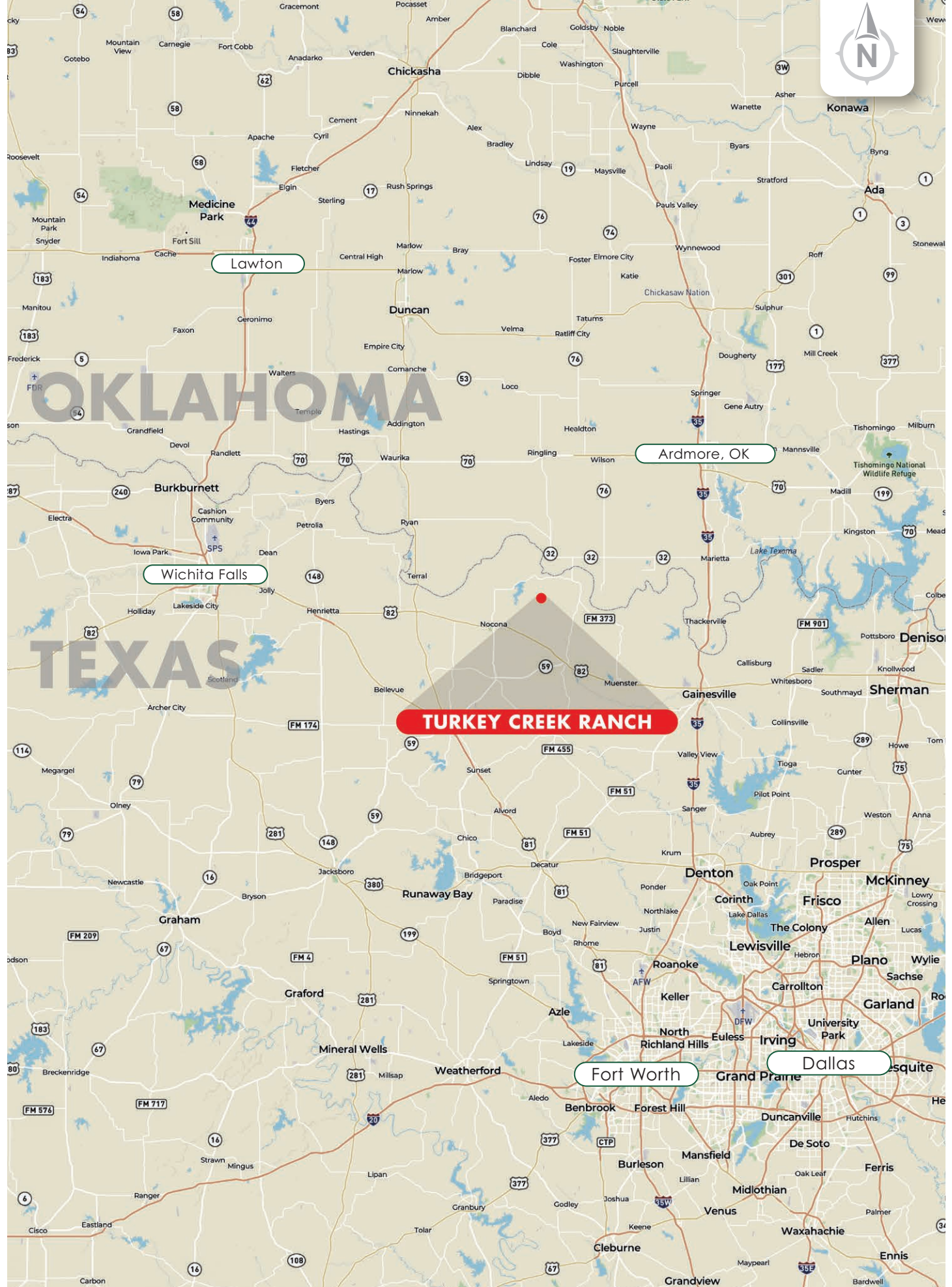
This ranch is reasonably priced at \$1,925,000

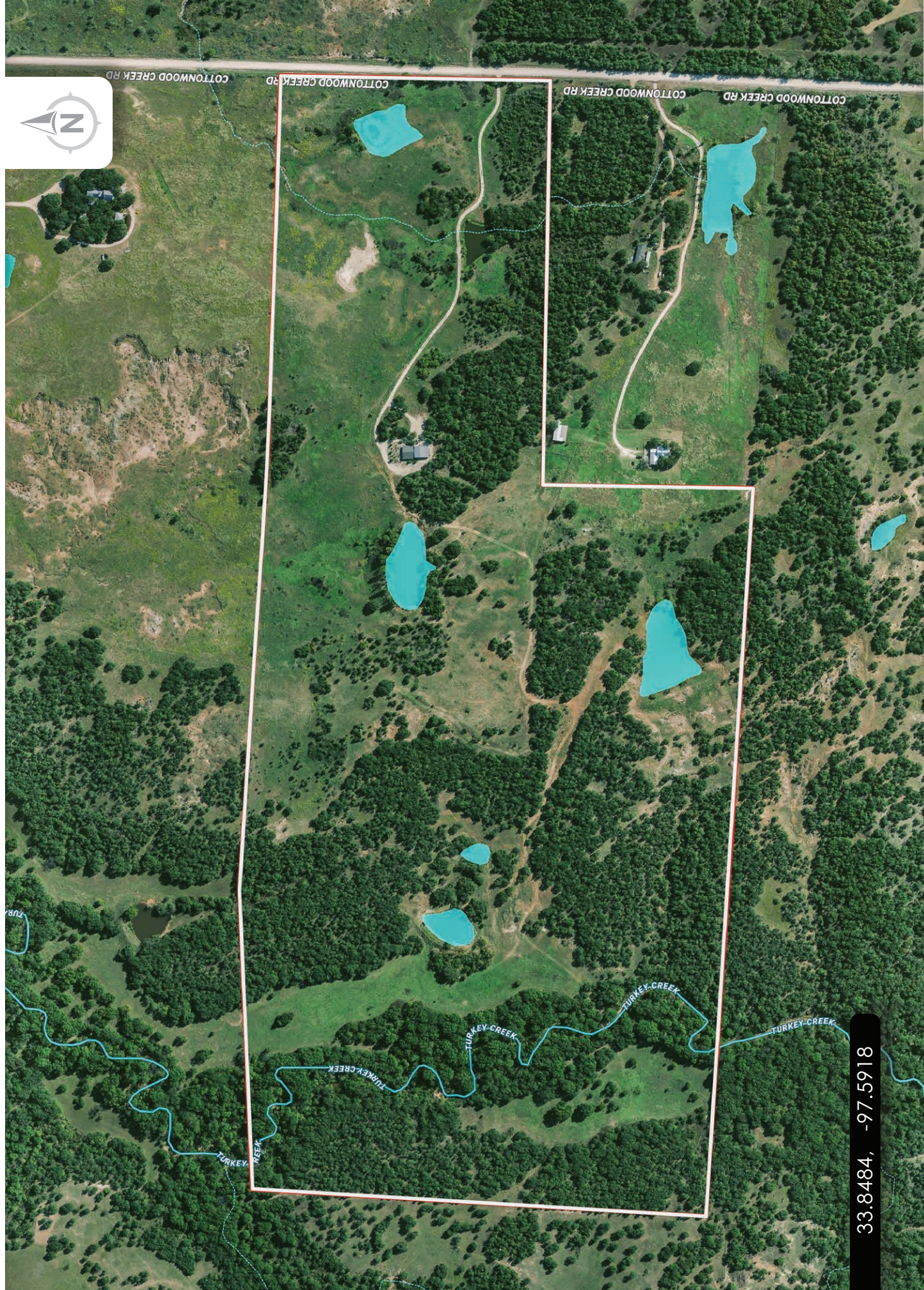
Call Layne Walker today at (214) 244.6484
for more information or to schedule a private showing.



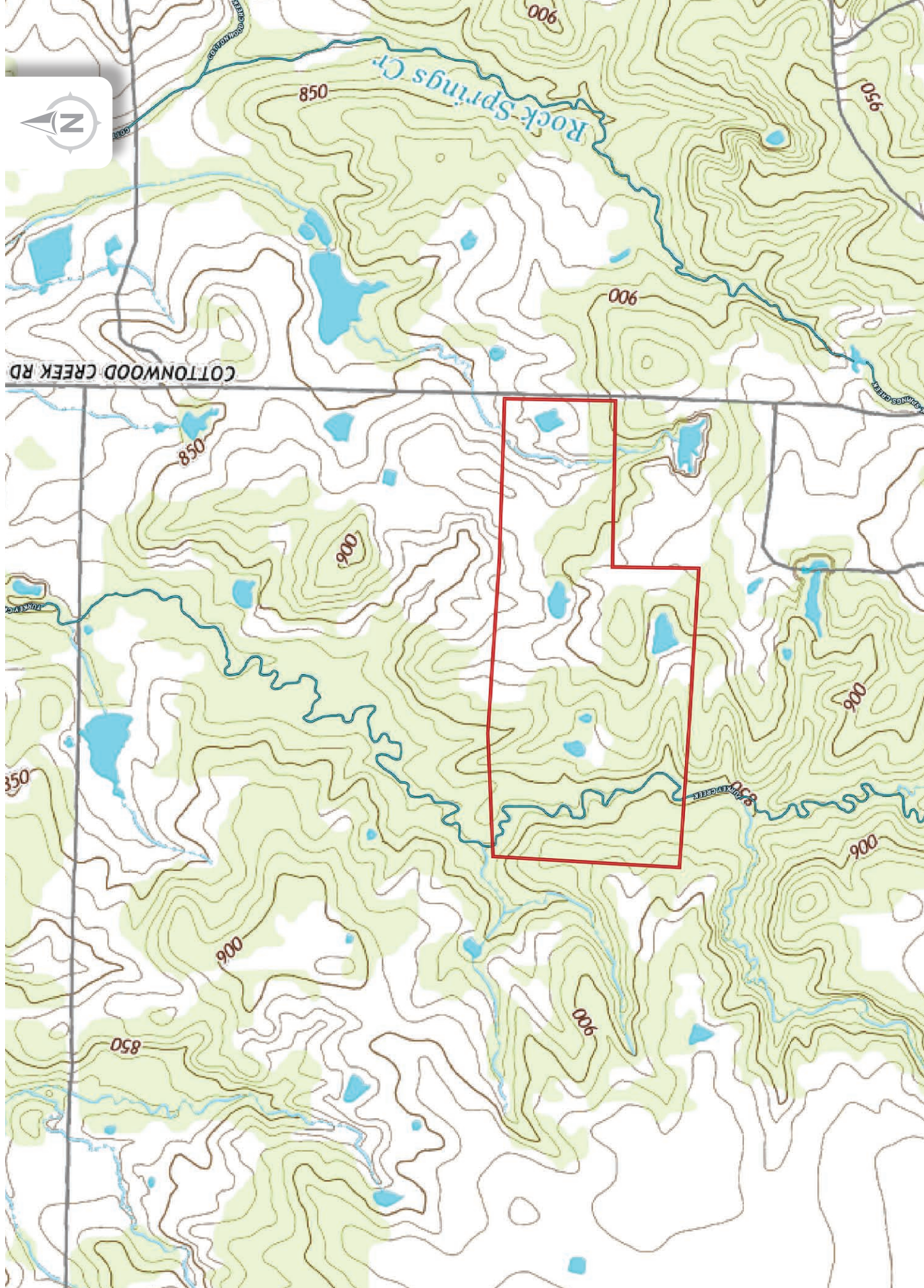








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Scan QR Code for more details on the Turkey Creek Ranch.

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