

TRINITY COUNTRY REAL ESTATE

Rolling Oaks Ranch

537+/- Acres

\$3,705,300



Matt Milligan, Broker and owner
Trinity Country Real Estate
208 North Main Street, Suite 100
Weatherford Texas 76086
817-694-1121
MMRANCHES@GMAIL.COM
WWW.TRINITYCOUNTRY.COM



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****Rolling Oaks Ranch: Versatile Texas Living Just 1 Hour 15 Minutes from DFW****

Matt Milligan of Trinity Country Real Estate is proud to present ****Rolling Oaks Ranch****, a truly universal property that masterfully combines productive livestock grazing with exceptional recreational appeal. This beautiful ranch features a perfect mix of open pastures and dense hardwoods, offering outstanding cattle and horse operations alongside world-class hunting, fishing, and family recreation. Located just ****1 hour and 15 minutes northwest of the Dallas-Fort Worth metroplex****, it delivers convenient access to the city while providing a peaceful, private retreat where you can enjoy a full day outdoors and still make it home for evening activities.

Approximately one-third of the ranch is covered in thick hardwood timber — primarily post oaks, red oaks, pecans, cottonwoods, cedar elms, and American elms — creating ideal wildlife habitat and shaded recreation areas. The remaining two-thirds consist of rolling improved pastures with scattered majestic oak trees and lush coastal grasses that produce abundant forage. These scattered oaks and elevated hilltop vistas create some of the most scenic and breathtaking views in the region, with gentle elevation changes from 1,030 feet along the wet-weather creek to 1,140 feet on the southern hills.

Water is plentiful and well-distributed across the property. The ranch boasts ****eight strategically placed ponds**** (most recently cleaned and restocked with bluegill and smallmouth bass), plus a wet-weather creek with multiple pockets that hold water throughout the season. A productive water well and 3-phase electricity further support both livestock and future improvements.

This ranch excels as both a working cattle operation and a hunter's paradise. The improved pastures (including Bermuda, Klein, and Buffalo grasses) currently produce around 400 bales of 5x6 roll coastal hay annually and support excellent cattle and horse grazing. Wildlife is abundant, with a strong deer population featuring good genetics, a large turkey flock (with a major roost along the 5/8-mile creek), outstanding dove fields capable of accommodating 40 hunters, and plentiful ducks. The combination of thick timber cover, food plots, and water sources creates ideal conditions for game throughout the property.

****Ranch Improvements & Infrastructure****

- Fully fenced and cross-fenced (primarily 5-strand barbed wire, with pipe and cable on the west side)
 - 8 ponds for livestock and recreation
 - Good water well
 - 3-phase electric service
 - Multiple beautiful hilltop home sites with stunning views
 - Direct frontage on West Pleasant Valley Road with easy access
- tion, this property truly checks every box.

All information in this advertisement is considered reliable but not guaranteed. Buyer to verify all information including but not limited to schools, square footage, acres, taxes, easements, and minerals.

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****Broker's Remarks****

“Over the years, I have looked at thousands of ranches. This particular ranch is very unique since it is not only a recreational ranch but also a strong cattle operation. The improved grasses and quality of the soil make this ranch produce high yields with proper management. The thick treed areas provide outstanding cover for wild-life, and the eight ponds spread both cattle and game across the entire property. Best of all is the location — just 1 hour and 15 minutes from DFW. You really have to see this ranch in person to fully appreciate everything it offers.” — Matt Milligan

****Access & Distances****

- Frontage on West Pleasant Valley Road (easy access from Jacksboro via Hwy 148)
- DFW: 1 hour 15 minutes
- Wichita Falls International: 50 minutes
- Dallas Love Field: 1 hour 45 minutes

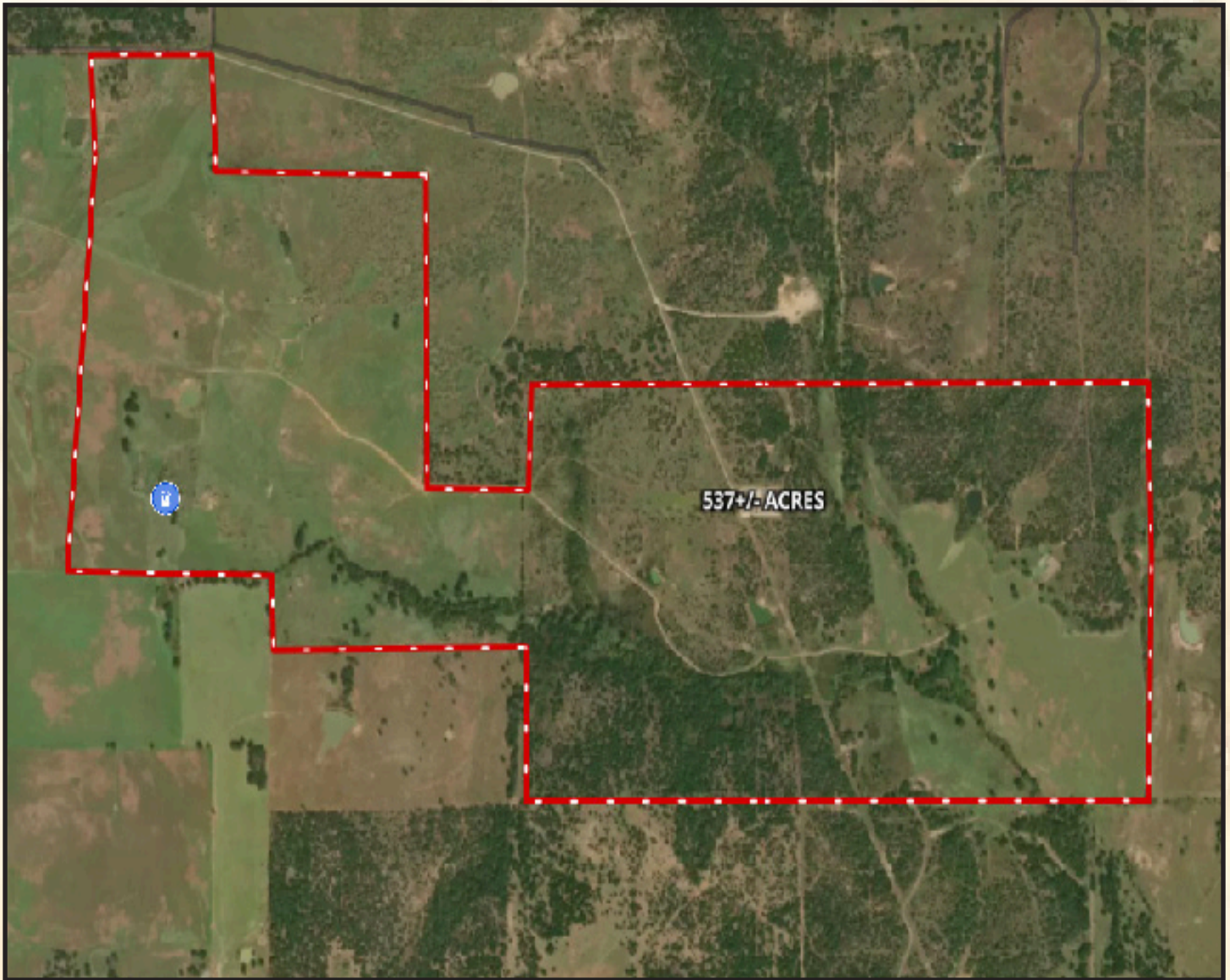
Rolling Oaks Ranch is the ideal all-in-one property — productive grazing land, exceptional hardwood cover for recreation and hunting, scenic hilltop views with scattered oaks, abundant water, and convenient proximity to the DFW metroplex. Whether you're looking for a weekend getaway, a full-time family ranch, or a balanced livestock and recreational operation, this property truly checks every box.





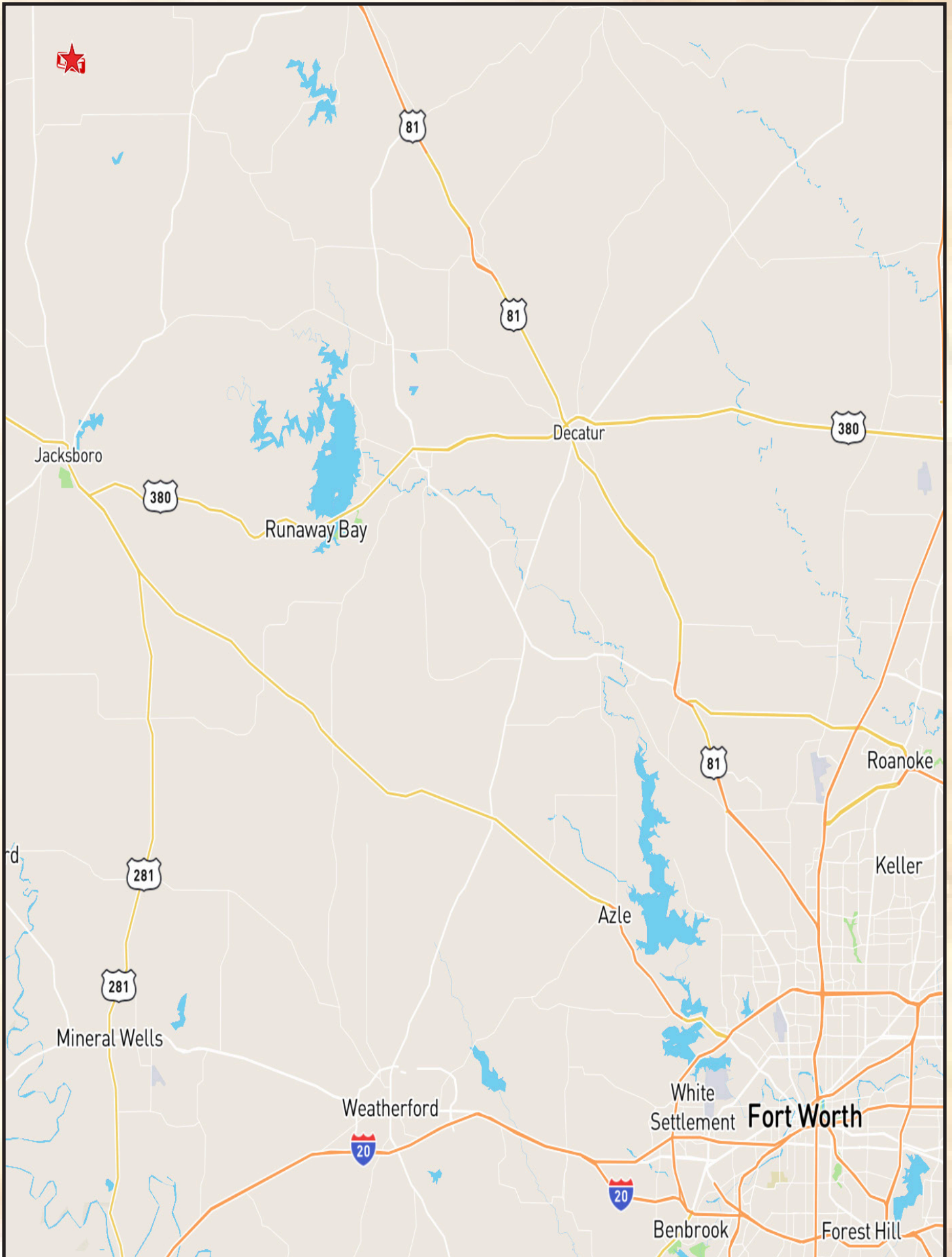


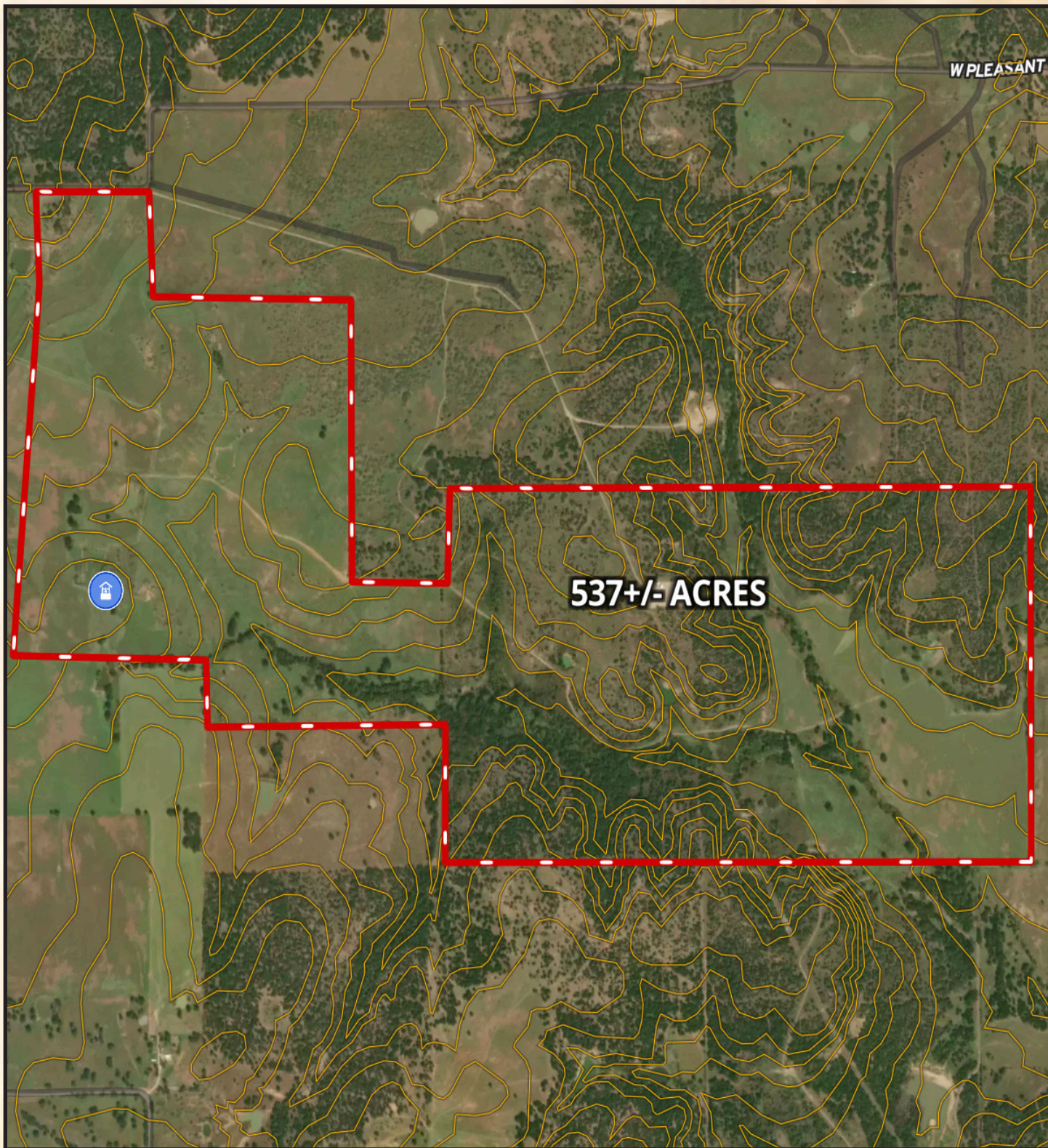
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