

# TRINITY COUNTRY REAL ESTATE

**TCT Ranch 537+/- Acres**  
**\$4,000,650**



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# TCT Ranch 537+/- Acres

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Welcome to the TCT Ranch, a premier property that truly checks all the boxes for a versatile and idyllic ranch experience. Spanning a diverse landscape, approximately one-third of this ranch is covered in dense hardwoods, while the remaining two-thirds feature rolling pastures adorned with scattered oaks and lush coastal grasses. The ranch is exceptionally well-watered, boasting numerous ponds strategically dispersed throughout the property. Many of these ponds have been recently cleaned and restocked with fish, including bluegill and smallmouth bass, ensuring ample fishing opportunities. Wildlife enthusiasts will be delighted to encounter an abundance of deer, turkey, dove, and ducks, making this property a hunter's paradise. Conveniently located just 1.5 hours northwest of the Dallas-Fort Worth metroplex, the TCT Ranch offers the perfect balance of seclusion and accessibility. You can easily enjoy a day of outdoor adventure and still return home in time for your children's afternoon activities. The ranch features notable elevation changes, ranging from the lower wet water creek at 1,030 feet to the scenic hills in the southern portion at 1,140 feet. These varied elevations provide stunning vistas and numerous opportunities for outdoor recreation and exploration. Whether you're seeking a recreational haven, a productive agricultural operation, or a tranquil retreat, the TCT Ranch offers it all. Don't miss the chance to own a piece of Texas paradise that combines natural beauty, abundant wildlife, and convenient proximity to the city.

## **Water, soil and Terrain -**

- One water well
- 8 ponds (majority of the ponds have been cleaned out over the last few years)
- Wet weather creek that flows a good amount of water during with average rain fall.
  - There are numerous pockets along the creek that tend to hold water throughout the season.
- This ranch a good various of terrain changes with the NW section of the ranch being the highest elevation. Terrain changes go from 1,030' to 1,140' making 110' of elevation change.
- Types of soils
  - A good portion of the ranch is bontifine sandy loam with 1 to 5 percent slopes
  - Gowen soils along the creek
  - Darwell-truce complex with 3 to 12 percent slopes

## **Cover and Wildlife -**

- Grasses include: Buffalo grass, Buchloe dactyloide, Klein and Bermuda (roughly 52 acres)
- Trees include: Post Oak, Red Oak, Pecan, Cotten wood, Cedar elm and American elm
- Wildlife: Deer, Turkey, Mourning dove, White wing dove, deer and boars

## **Ranching and Hunting Improvements -**

- Fenced and cross fenced with 5 strand barbwire fence. A portion of the West side is pipe and cable.

## **Minerals -**All owned minerals will be conveyed with the sale.

There is no current production on the property.

## **Access and Distance -**

- Ranch frontage on West Pleasant Valley Road
  - From Jacksboro go North on Hwy 148, go East on West Pleasant Valley Road, drive 1.5 miles and the ranch entrance will be on the south side of the road.
- Airports
  - DFW 1hr 30 minutes
  - Wichita Falls International 50 minutes
  - Dallas Love Field 1hr 45 minutes

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## Brokers 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 good cattle ranch. The improved grasses and quality of the soil make this ranch produce some high grass yields with proper management. The thick and dense treed areas make great cover for all of the wildlife. The 8 ponds that are strategically placed throughout the property spreads the wildlife and cattle to all portions of the property. Last but not least is the location. You are just an hour away from North Fort Worth making it a super convenient place to go to. You really just have to view this ranch to respect all the positives it has.

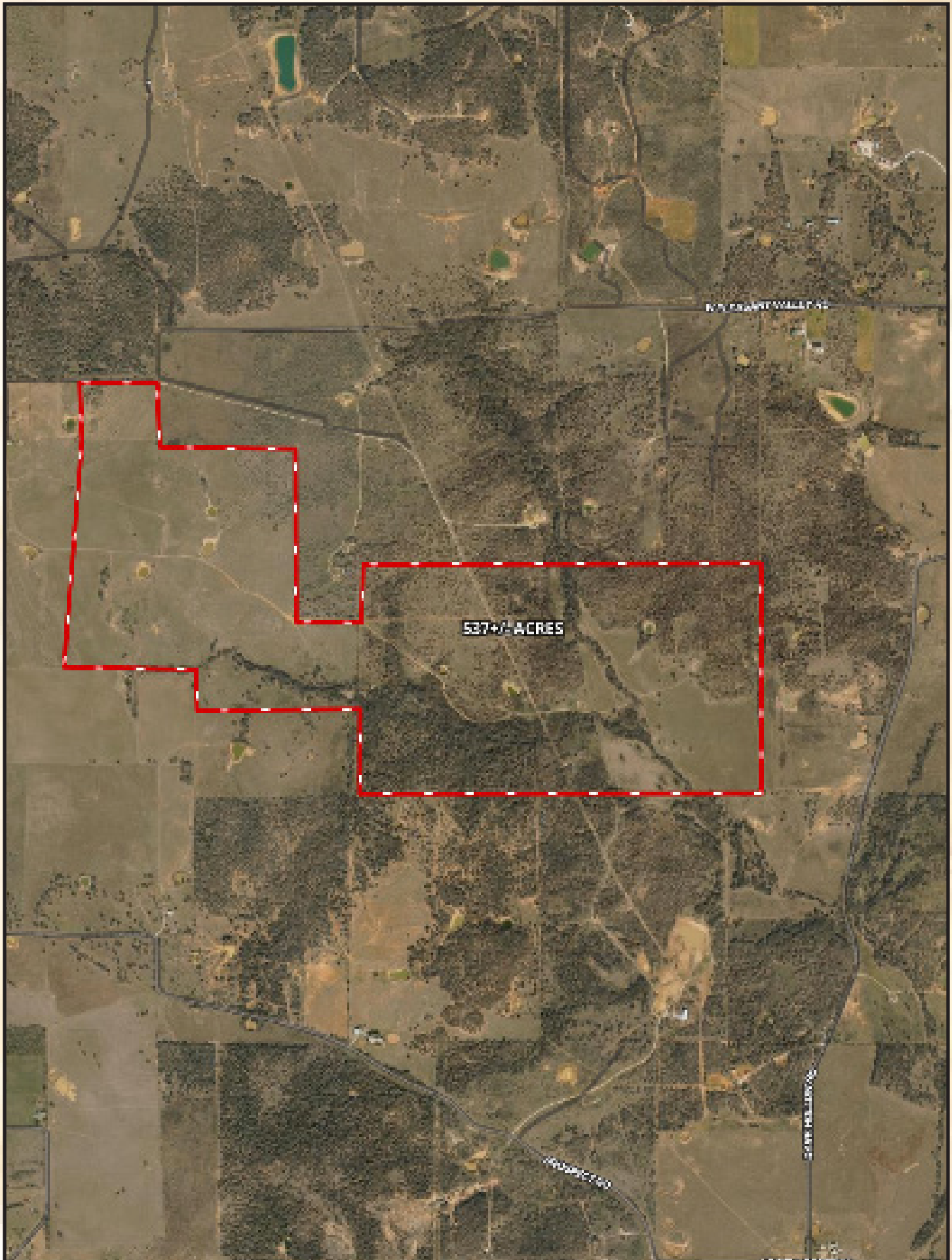
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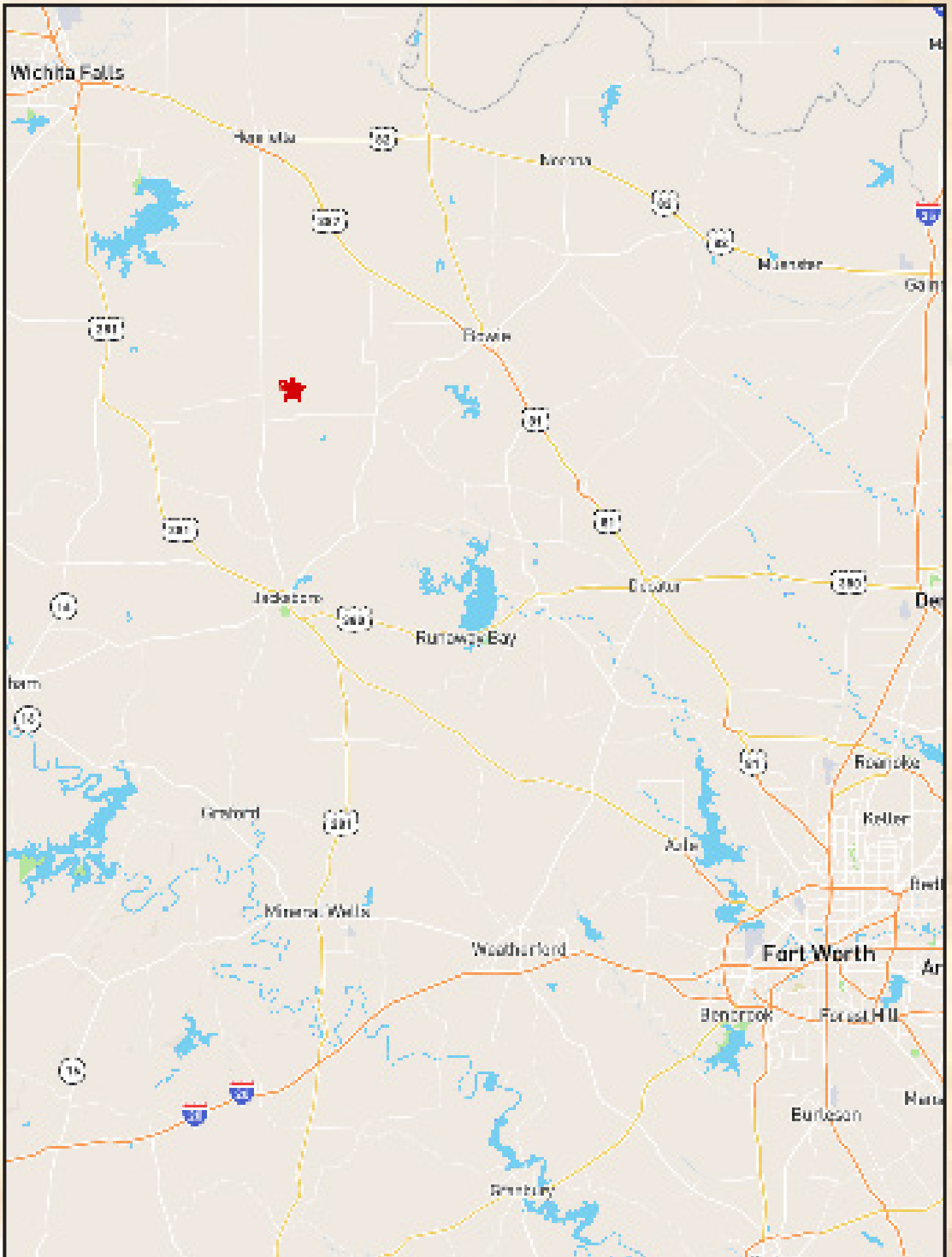
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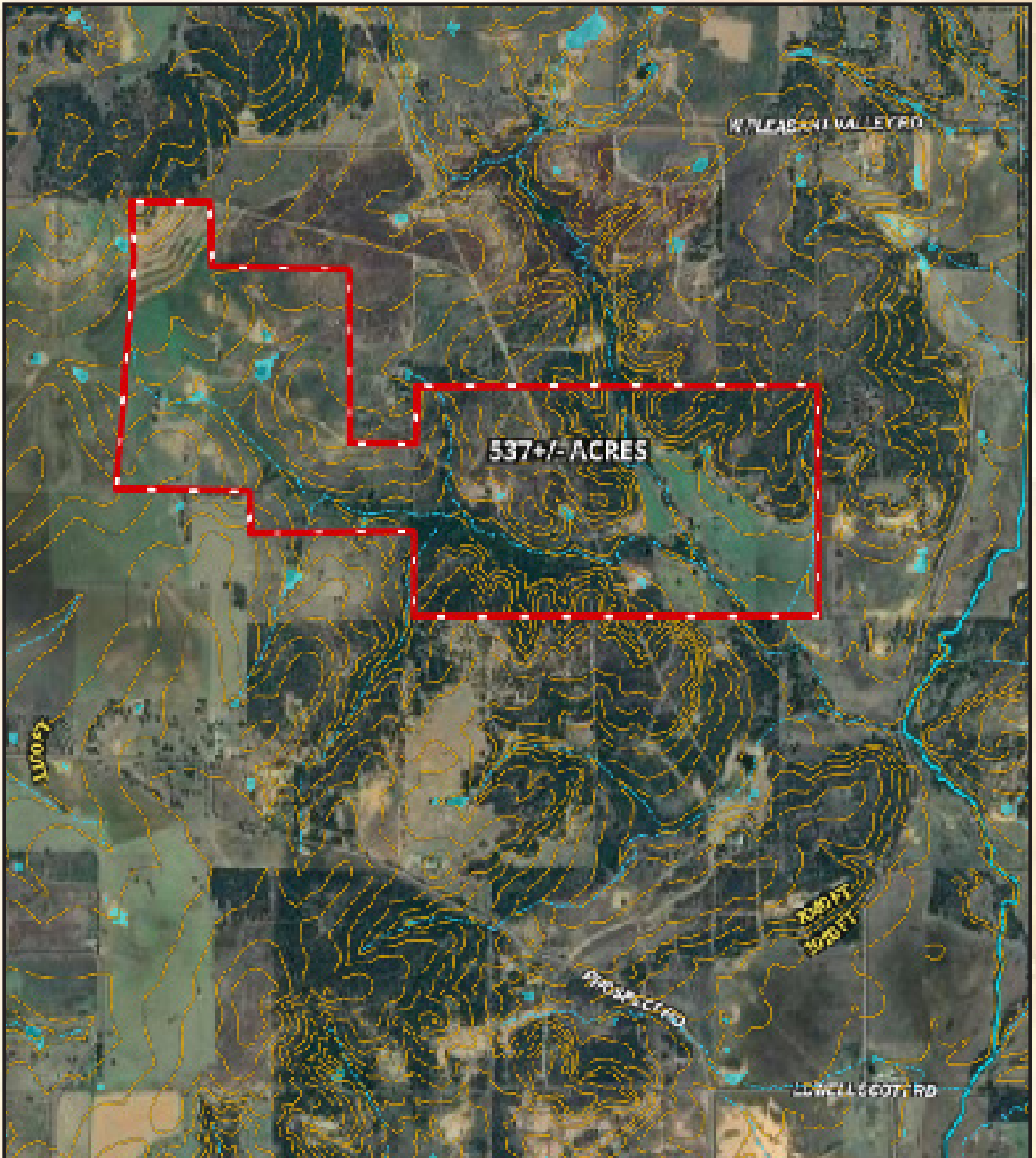












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