

Twin Creeks Ranch

933.00 Acres

Fannin County, TX

\$11,100,000



HAYDEN  OUTDOORS[®]

Twin Creeks Ranch – Fannin County, TX

TOTAL ACRES:

933.00

PRICE:

\$11,100,000

COUNTY:

Fannin County

CLOSEST TOWN:

Bonham, TX

Presented by



Jim Elliott

📍 Salesperson Licensed in KS & NE

✉️ Jim@HaydenOutdoors.com

📞 316.214.3848



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Property Summary

Twin Creeks Ranch is located in the fast developing area near the newly formed Bois D'arc Lake and is one of the largest contiguous land holdings in all of Fannin County, Texas. The ranch boasts its own private, onsite +/-85 acre lake, along with numerous other managed wetlands and ponds, making it one of the premier waterfowl hunting properties in all the area.



Activities & Amenities

Boat Slip
Boating/Sailing/Rafting
Cattle/Ranch
Development Potential
Dock/Pier
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Waterfowl
Mineral & Water Rights
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Timber
Water Access | Water View | Waterfront
Wooded

Land Details

Address: 648 County Road 2205,
Ivanhoe, Texas 75447, USA
Closest Town: Bonham, Texas
Total Acres: 933.00
Deeded Acres: 933.00
Zoning: Agricultural
Water Rights: Yes, Water Rights
To Transfer To Buyer
Mineral Rights: Yes, Mineral
Rights To Transfer To Buyer
Income Type: Pasture Lease, Hay Production
Estimated Taxes: \$3,124.66 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Permanent
Foundation Manufactured
Finished Sq. Ft.: 2048
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage & Driveway
Outbuildings: 1
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Waterfront Features: +/- 85 Acre Private Lake



Land

Spanning +/-933 contiguous acres, Twin Creeks Ranch currently sits as a testament to years and years of wildlife management, habitat enhancement and a deep respect for the land, water and their inhabitants. With that said, the property is also primed for commercial and/or residential development. Sitting only 1 hour from downtown Dallas and only 7 miles from the newly formed Bois D'arc Lake, and as the greater Dallas metroplex grows and activity at the lake increases, this property could be ripe for development of residential and/or commercial endeavors.

The highlight of the property is the private +/-85 acre horseshoe shaped lake. The lake reaches depths of 15 to 20 feet and acts as a roost lake for the four engineered wetlands built on the lake peripherals. These timbered wetlands are designed for easy, drive up access to hunting blinds and for incredible shows of ducks decoying through the timber with their feet down. The wetlands are also spread out across the ranch to allow for hunting multiple days in a row without disturbing the roost lake.

A number of differing variations of large, mature oak trees dot the landscape alongside cottonwoods, cedars, elm and sycamore trees. While some of the oak trees reach hundreds of feet into the air, the specific water oak variety plays an integral role creating the wonderful duck hunting as it produces a small acorn that the ducks crave. Each water oak tree typically produces 2500 pounds per year of these small acorns, which naturally flow into the wetlands and become a natural food source for migrating ducks.

There are also grasslands, timbered creek bottoms, hay meadows and tilled food plots, all of which come together to make incredible habitat and some of the most scenic landscapes in the area.





Improvements

Keep your eyes peeled as you make your way through the electronic, passcode enabled security gate at the entrance of the ranch and head down the long gravel driveway as you are likely to see all types of wild creatures.

A cozy and comfortable three bedroom and two bathroom home sits at the end of a one mile long driveway to the pinnacle of the lake and is set at a perfect angle to enjoy the sunrises and sunsets throughout the seasons. The home sets up perfectly as either a full time residence or as a weekend/vacation home. As you enter the home, your eyes immediately shift to the limestone that frames the wood burning fireplace anchoring the living area. The vaulted ceilings and the pine woodwork that flows throughout the home gives it a rustic cabin feel. The well appointed kitchen has a large island wrapped in limestone matching the fireplace, stainless steel appliances and plenty of cabinet space. The master suite, two spare bedrooms, hall bath and laundry room round out the home. Dependent upon how you arrange the home, you could easily sleep 6 to 8 people. Stepping outside, the home has two strategically positioned covered decks that allow for over-watch of the lake and its inhabitants. For safety, there is an underground concrete storm shelter and a whole home backup generator. Just like the rest of the property, the entire home is solid, clean and well designed and easy to manage and maintain from afar. The metal roof, concrete board siding and gated entrance allow you to utilize this as a second home without worry.

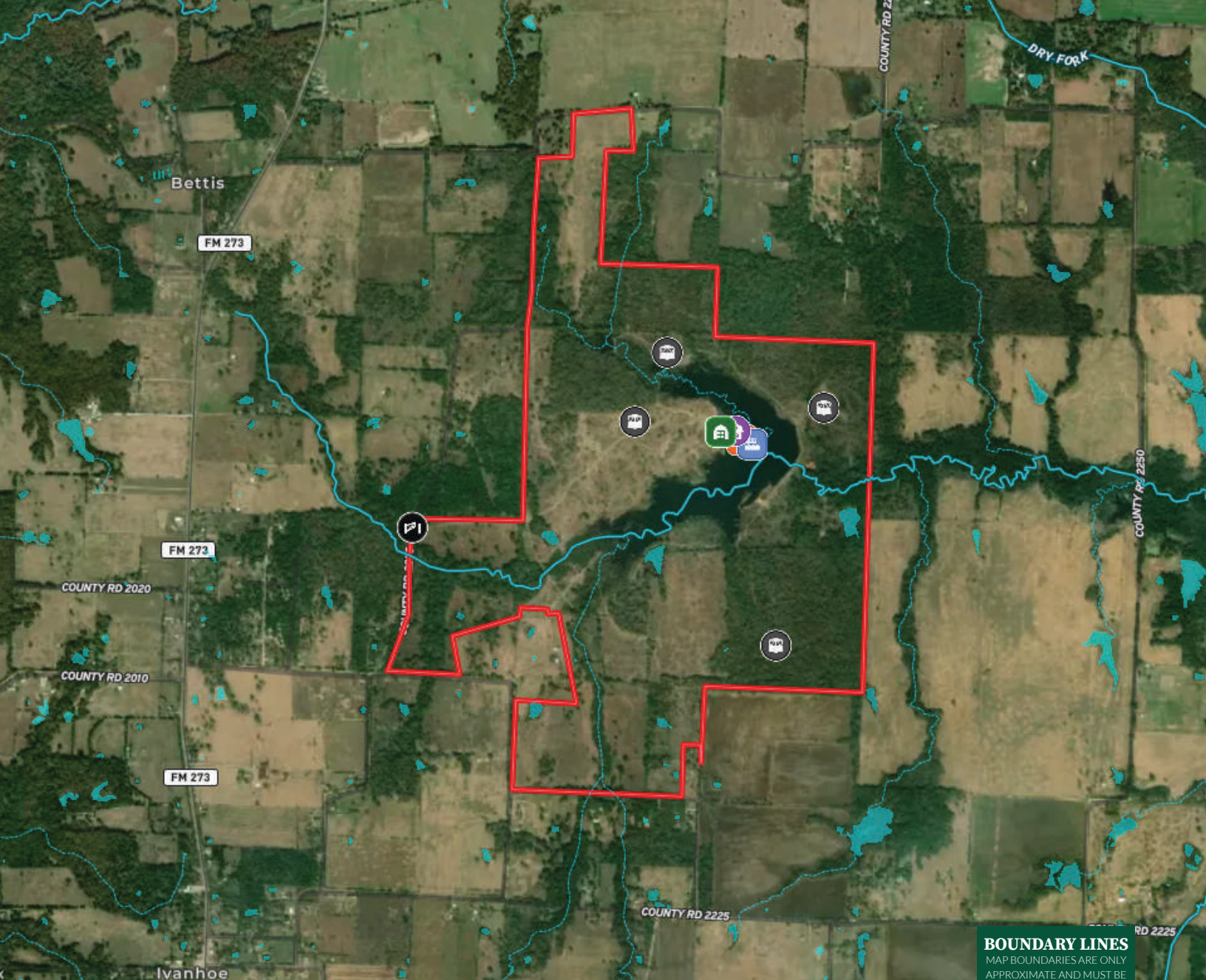
Within 100 feet of the home is a flagstone firepit sitting area and a covered boat dock and fish cleaning station. The dock has a boat lift, counter and stainless steel sink and is just another in a long, long list of wonderful places to sit and take in the sights.

The metal outbuilding has an insulated roof, concrete floor, bathroom and separate shop sink. The building measures 30'x50' with an extra tall overhead door, allowing you to park your truck inside or store all your toys, decoys and tools. The shop also features a game cleaning area.

Seven high-end elevated box blinds are strategically positioned around the property overlooking feeders and/or food plots. The deer are plentiful.

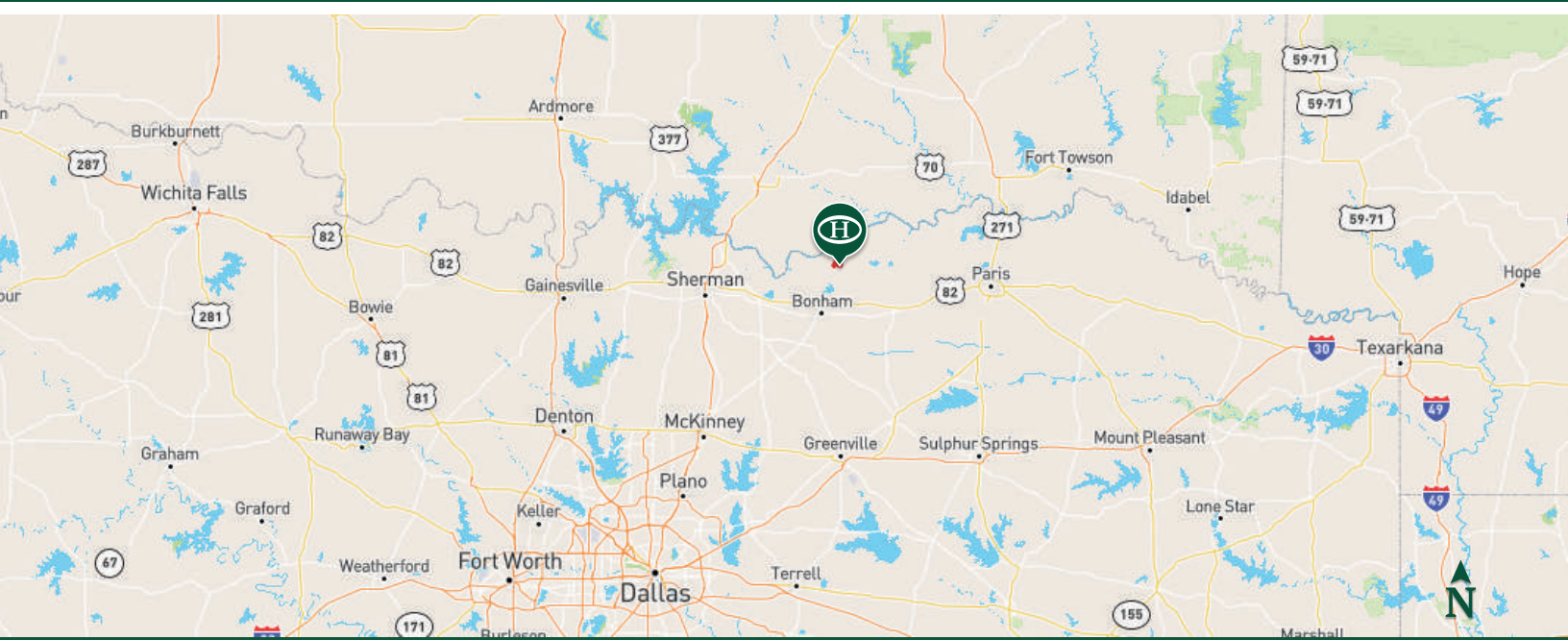
The entire property is fenced providing privacy, security and allowing for the management of livestock.





BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.





Recreation

The heart and soul of this ranch over the last generation has been its recreational value and enjoyment. At its baseline, the lake, wetlands and combination of dense timber and open grasslands provide excellent habitat for a whole host of wildlife, including waterfowl, whitetail deer, hogs, turkey, dove, small game and predators. There is always something in season and this ranch delivers.

The ranch provides a wide variety of waterfowl opportunities ranging from Mallards and Wood Ducks gliding in-between the outstretched limbs of decades old oak trees to wide open-water goose hunts. Gadwall, Green Winged Teal Northern Pintail and a wide assortment of diving ducks are all seen on a regular basis across the ranch. The main lake on the ranch is home to both a resident and migrating Canadian Goose population. Again, the beauty of this property is that you can take advantage of all the differing waterfowl opportunities by hunting nearly every day of the season without scaring off the birds currently amassed on the ranch.

The fun in and around the water continues with some awesome fishing too! The lake has been tailored with underlying structure and food for massive largemouth bass and large numbers of crappie. The management of this portion of the ranch has not been overlooked. The crappie are removed and consumed when caught to help control their population, but the trophy bass are photographed and released to allow for the top shelf genetics to continue to propagate throughout the lake. 10 pound bass are not uncommon with the largest one being a post-spawn 13.8 pound whopper.

The lake has a hard bottom, which leads to clear, clean water. And, that clear, clean water allows for awesome top water action! Imagine watching a massive largemouth chase your lure across the top and elevating through the waterline!

Whitetail deer are also highly coveted on this ranch. They are fed all throughout the year, both with static corn and mineral feeders and also via planted food plots. The owners have even created a specific sanctuary area that is not hunted or entered unless necessary. This allows the deer to feel safe and congregate on the ranch in big numbers. The ranch holds a number of nice sized bucks each year with only 1 to 3 having been taken off the ranch each of the past number of years. Hunting positions and options are plentiful with stands hung in various patches of dense timber and elevated, enclosed blinds placed overlooking water or food plots, you can always find the correct wind to hunt.

It's always hog hunting season on this ranch. Part recreation and part land management tactic, the owners have made a consistent effort to shoot and/or trap hogs on the property. Combining entertainment and land stewardship is a great way to spend a day outdoors.

The owners also host an annual early fall squirrel hunt for family and friends. The trees are filled with two types of squirrels, the Eastern Gray Squirrel and the Eastern Fox Squirrel. This makes for a fun, challenging and rewarding hunt!

Agriculture

Cattle have been grazed on only a small portion of the ranch in recent years and that could easily be expanded, if desired. There is also a +/-30 acre hay meadow that is traditionally baled each season and multiple tillable areas totaling +/-4 acres and currently utilized as food plots to attract wildlife.

Water/Mineral Rights & Natural Resources

Water rights and minerals rights are both set to transfer upon closing.



General Operations

Over the last decade, the owners have worked hard and put thought, planning and resources behind continual improvement of the property. The lake spillway has been updated and reconfigured to ensure it consistently holds the proper amount of water.

The lake has been routinely stocked with shad to feed and support the trophy bass that were put into the lake many years ago. In addition to the food plots designed to enhance all the wildlife on the property, the deer have been consistently managed throughout the property.

Fences have been well maintained throughout the property and remain in good to excellent shape.

If desired, as the greater Dallas metro moves north and east, combined with the growth and excitement of the newly opened Bois D'arc Lake, the development potential around the private lake may be unmatched in the area.

Please Note: Verification of financial ability is required prior to any/all showings. All showings are by appointment only and must be scheduled through the Listing Agent.

Region & Climate

Fannin County, TX is known for having long summers and mild winters. Summers are hot and humid with temperatures reaching the mid 90s and 100s. The winters are generally mild with occasional cold spells dipping into the 20s. Rains are more prevalent in the spring and average rainfall is 46 inches per year.

History

Part of this ranch was once owned by former US Speaker of the House of Representatives, Sam Rayburn.

Location

Twin Creeks Ranch is located just 1.5 hours (74 miles) north east of downtown Dallas. The ranch sits less than 5 miles as the crow flies from the newly created Bois D'arc Lake, which is the first major reservoir built in Texas in nearly 30 years. The development around this lake has already begun and is expected to grow to support the tourism and recreation the lake will bring. Oklahoma City, OK is less than a 3 hour drive to the ranch and Shreveport, LA is 3 hours and 15 minutes.

Nearby Bonham, TX has all of the amenities you would expect in a growing city of approximately 10,600. There is a hospital and other medical facilities, restaurants, grocery stores, farm and ranch supply stores, hotels, museums and a small airport.

In addition to Dallas/Fort Worth International Airport being just over 1 hour away, the McKinney National Airport features a 7000 foot long runway and is only 40 minutes from the ranch.





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser’s ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise “any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.”



“The service you get transcends anything I’ve ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody”

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*[®]

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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