

Moore Ranch
240 Dollie Road
Maypearl, TX 76064

1 +/- acres
Ellis County



Moore Ranch
Maypearl, TX / Ellis County

SUMMARY

Address

240 Dollie Road

City, State Zip

Maypearl, TX 76064

County

Ellis County

Type

Ranches

Latitude / Longitude

32.2479811 / -97.0498138

Acreage

1

Property Website

<https://ttranchgroup.com/property/moore-ranch-ellis-texas/9227/>



PROPERTY DESCRIPTION

Moore Ranch is situated on 45 minutes south of Dallas and Fort Worth near Maypearl, TX. This cattle, hunting, and recreational ranch has been in the family for more than two decades. The combination of highly productive pastures, abundance of water, and plethora of game species create a rare offering of this size and proximity to DFW and Waco. Centrally located within the property, the main lodge and compound sit upon an elevated hill providing scenic views across the ranch and beyond. The luxurious accommodations extend plenty of room for family and friends. The endless activities include horseback riding, tennis, hunting, fishing, trail riding, hiking, sunset views, stargazing, and much more.

Location

The property is located within the southwestern portion of Ellis County and the northeastern quadrant of Hill County, approximately six miles south by southwest of beautiful Maypearl, TX. The main entrance is off Dollie Road and FM 66, but the ranch has extensive road frontage on three sides. Moore Ranch is conveniently located within 45 miles from Dallas, 47 miles from Fort Worth and 55 miles from Waco.

Habitat & Topography

The ranch offers a variety of mixed-use habitat within the Cross Timbers Ecoregion. The majority of the ranch is a blend between improved grass pastures, heavily wooded corridors, creek draws and sharp topography changes. The soils consist of mostly Eddy soils and various clay soils. The expansive pastures are a combination of Coastal Bermuda, Haygrazer, Wheat and native grasses encompassing mostly Big Bluestem and Klinegrass. The ranch usually produces 1000 - 1500 round bales per year. Extensive improvements have been made to the environment around the residence and in other areas of the ranch. The main body of the ranch has approximately 200 +/- Ft in elevation changes, with rolling topography and several high viewpoints. Weakly Branch and East Fork Weakly Branch traverse through the heart of the ranch and provide good wildlife habitat.

Cattle, Wildlife, Hunting

This is one of the premier mixed-use ranches in the area. The exterior and interior fences are in excellent condition and numerous cattle guards are scattered throughout. The ranch can carry approximately 350 momma cows on an annual basis. The property is rich with game, including deer, dove, turkey, duck, pigs, and varmints. There are 9 hunting blinds situated around the ranch with 12 corn feeders, 5 protein feeders, and 3 turkey feeders.

Water & Fishing

Moore Ranch boasts ample water sources throughout. The largest body of water is an approximately 3-acre soil conservation lake. Another 2-acre lake with a fishing dock is 15' - 18' deep, stocked with bass



and baitfish. Dozens of smaller ponds, tanks, and additional water sources are found within the individual cross fenced pastures and throughout the ranch. There are 3 water wells used for irrigation purposes, and the homes are all connected to coop water.

Homes

Moore Ranch has plenty of room for the entire family and guests.

Main Residence

This beautiful custom Austin Stone home is approximately 7,000 sqft, with 6 bedrooms, 6 full bathrooms and additional outbuildings, and is accessed via an asphalt road that runs all the way to the main gate of the ranch. It was built approximately 20 years ago and has multiple updates including kitchen appliances and a new roof. The home also features a game room, wet bar, freestanding fireplace, and wrap around covered porch. The covered breezeway connects to a large, recently completed, gear and gun room. An expansive double stone wall encapsulates the main headquarters, and a lighted tennis and basketball court within an electric gated entrance. Adjacent to the court, is a covered lanai complete with fireplace, lounging area, outdoor TV, and changing room with bathroom. One of the water wells is located within the headquarters and has a 18,000-gallon storage unit for irrigating the landscape.

Log Bunkhouse

This 3 bedroom and 3 bath home was built approximately 18 years ago to accommodate guest overflow.

Ranch Foreman's Home #1

A 4 bedroom and 2 bath home located near the 3-sided equipment barn, shop, and tool building.

Ranch Foreman's Home #2

A 3 bedroom and 2 bath home located near the main entrance of the ranch.

Other Buildings

Big Barn - 60' x 150' enclosed metal barn with concrete flooring. Also includes additional 15' awnings with concrete flooring on both sides.

3-Sided Metal Equipment Barn - 45' x 240'

Metal Shop- 45' x 50'

Metal Tool Building - 25' x 50'

3-Sided Covered Pole Barn - 40' x 60'



Two Horse Paddocks - 2 stalls in each with water

Other Improvements

Entrance - electric gate

Two overhead grain bins

Two liquid fertilizer 6000-gallon pop-up bins

Gravel pit for road material

Excellent roads throughout

One large set of cattle pens with chute and covered barn

One small set of cattle pens

Taxes

The property is under an agricultural tax exemption.

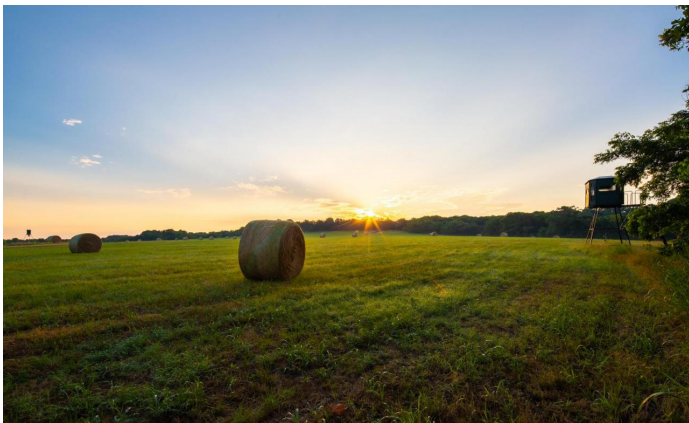
Other

The seller believes to own a large portion of the minerals and will convey 25% of the owned minerals based on a qualified offer. There is currently no production on the ranch.

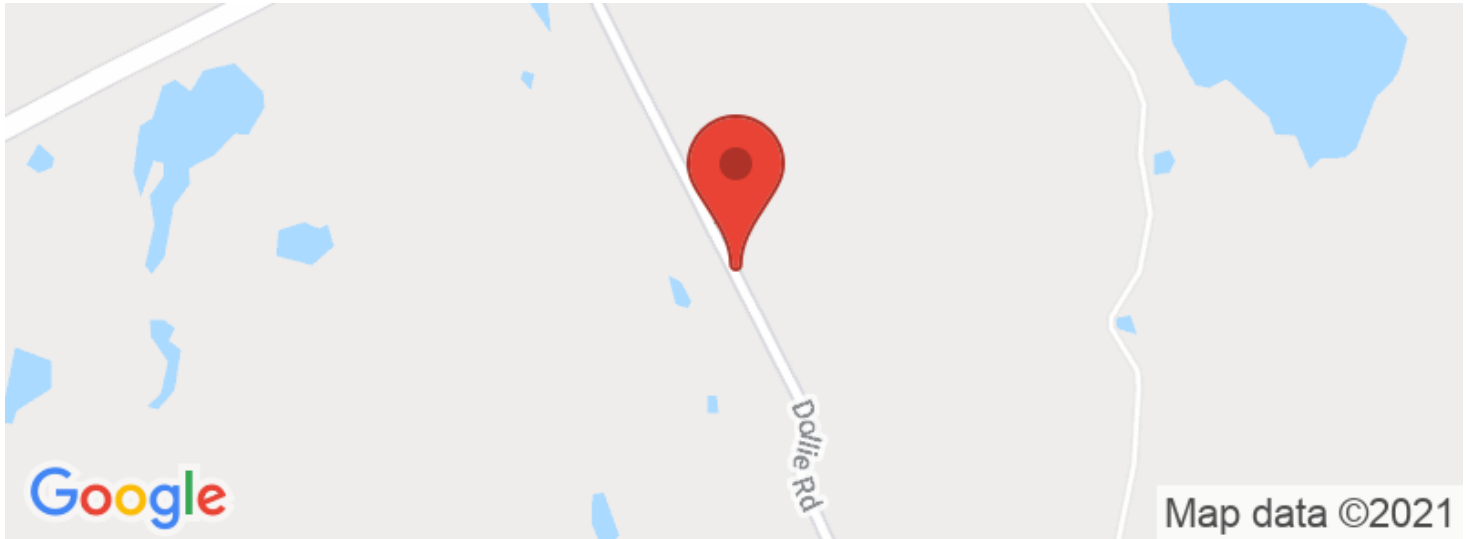
There are two buried pipeline easements that run through the property.



Moore Ranch
Maypearl, TX / Ellis County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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City / State / Zip

Dallas, TX, 75219

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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