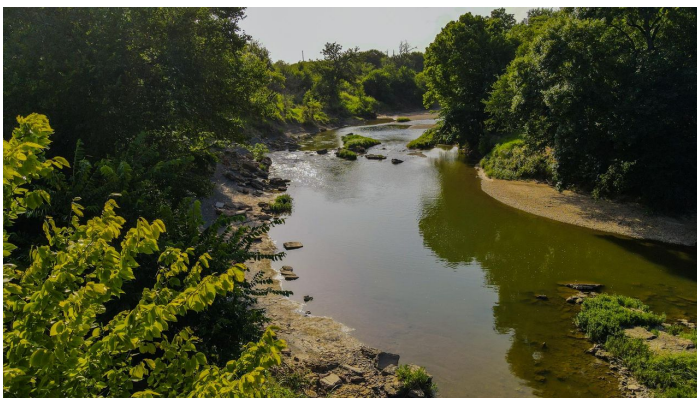


**Elm Fork Ranch**  
1060 County Road 2152  
Gainesville, TX 76240

**\$5,950,000**  
640 +/- acres  
Cooke County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

# Elm Fork Ranch

## Gainesville, TX / Cooke County

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### **SUMMARY**

**Address**

1060 County Road 2152

**City, State Zip**

Gainesville, TX 76240

**County**

Cooke County

**Type**

Recreational Land, Hunting Land, Farms,  
Riverfront, Ranches

**Latitude / Longitude**

33.5514907 / -97.1100199

**Acreage**

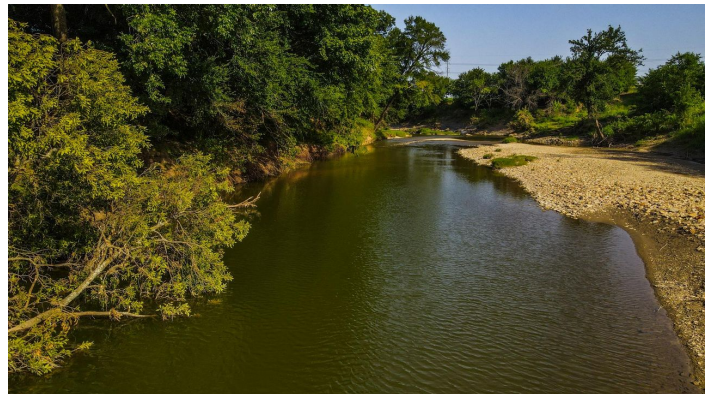
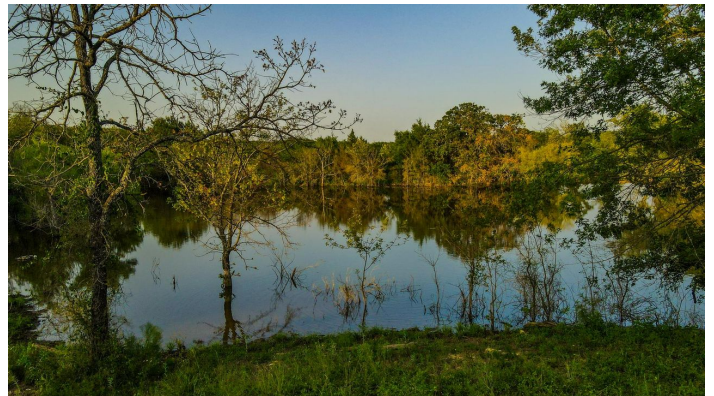
640

**Price**

\$5,950,000

**Property Website**

<https://moreoftexas.com/detail/elm-fork-ranch-cooke-texas/20488/>



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## **PROPERTY DESCRIPTION**

Offered for the first time since 1952! The rolling landscape of North Texas is truly complimented with 2 miles of timbered creek bottom on the Elm Fork Trinity River winding through the middle of this amazing ranch. With more than 100 feet in elevation changes, this legacy ranch is a dream property for farmers, ranchers, and outdoorsmen alike. Well known for some of the best sand bass and crappie fishing in the area, surrounded by fertile cropland and lush green pastures to hold wildlife and raise cattle. Elm Fork Ranch is an exceptional family property where you can raise hay, small grain crops, cattle and still have some of the best hunting you could ever imagine! There is currently an excellent tenant in place maintaining the grassland and cultivated fields. A rare opportunity to own a full section of highly desirable land with river frontage on both sides, and some of the most beautiful terrain in all of north Texas!

**LOCATION:** 3 miles east of I-35 and only 5 miles south of the city of Gainesville. 8 miles away from Lake Ray Roberts State Park. 21 miles away from WinStar World Casino. 30 miles to Denton, TX. 53 miles to DFW Airport. Exit off of I-35 on E. Spring Creek Rd. drive two miles before turning North onto FM Rd 2071. Take 2071 North for 1/3 of a mile before turning to head East on County Rd. 2152. Stay East bound on 2152 until hitting the edge of the property.

**WATER:** This magnificent property has 2 miles of Elm Fork Trinity River running through the middle of the property. There are multiple creeks coming off of the river which gives the property great diversity. There are three stocked ponds with bass and bait fish scattered across the property ranging in size from .5-1.5 acres. These stocked ponds are a great water source for the livestock and wildlife on the property.

**CLIMATE:** The area this property is in receives an average of 40 inches of rain per year, 3 inches of snow per year, and 233 sunny days per year.

**UTILITIES:** Electric, Well Water, and Rain Water Catch System.

**WILDLIFE:** The amount of diversity and wildlife on this property is second to none. There are tons of white-tail deer, hogs and turkey that live in the river basin and use the farm land as a food source. Every winter thousands of ducks fly over this property given it is in their natural flight path to Lake Ray Roberts. Every spring the river becomes full with Sand Bass and Crappie as they use the Elm Fork River to reproduce. The hunting and fishing opportunities for this property are truly endless.

**VEGETATION:** There are 232 acres of native and improved pasture land producing high quality hay and fantastic grazing opportunities. In addition, there are 138 acres of cropland that is currently producing



wheat, but could produce any row crop. Massive pecan, hickory, elm, oak and cottonwood trees decorate the property.

TERRAIN: 640 to 750 feet elevation.

SOILS: Clay and Sandy Loam soils are prevalent on the property.

MINERALS: No Conveying Minerals and No Production.

TAXES: 2019 was about \$2.90 per acre. It is in 1-d-1 agricultural exemption.

IMPROVEMENTS: 8600 square foot hay storage barn. New cattle working pens. Well insulated hunters cabin with rain catch system.

CURRENT USE: Cattle, row crop farming and currently leased for hunting.

POTENTIAL USE: Excellent mixed use property with a track record for farming. It could be put in grass for grazing, or a combination of wheat and grass for year round production of beef. With a minimal amount of effort, this property could also be a premier waterfowl and deer hunting property. Being adjacent to Lake Ray Roberts, there are tens of thousands of ducks that roost very close, and the area has become wildly popular for its trophy whitetail deer and turkey hunting

NEIGHBORS: Approximately 4,600 feet of high fence shared with neighbor to the north. United States Army Corps of Engineers on South Boundary. Most neighbors are large land owners with greater than 100 acres.

FENCING: Perimeter fencing is fair to good on the east side of the river. High fence on the north side is in good condition. Perimeter and cross fencing on west side is in good condition with new cattle pens built in 2020.

LEASES: There is a lease on the property for cattle, cultivation, and hunting. See agent for more details.

SHOWINGS: Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent.

Call listing agent George Wiley for more information: 940-784-3646



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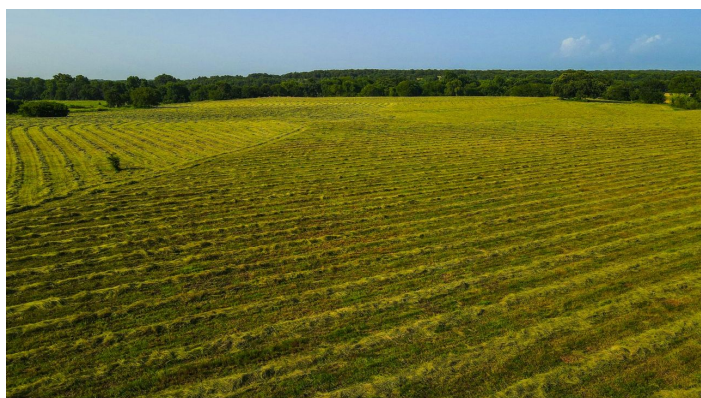
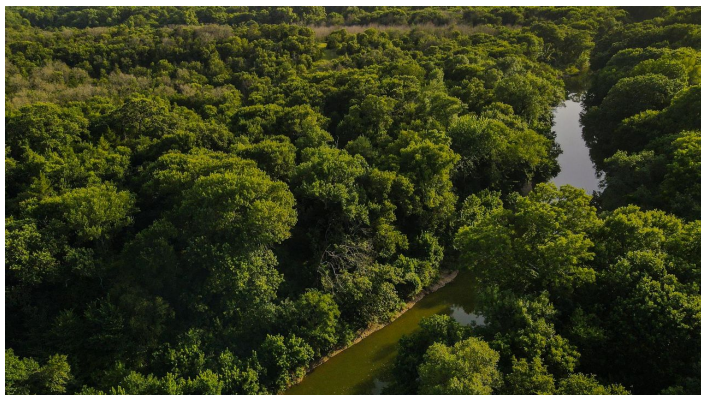
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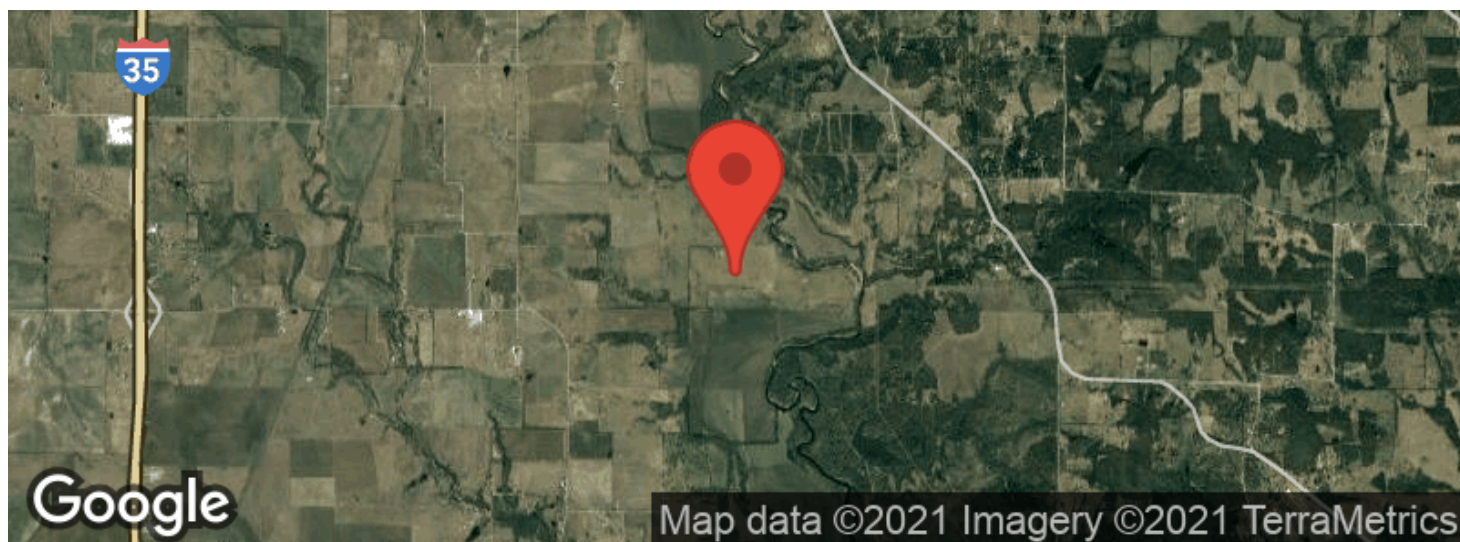
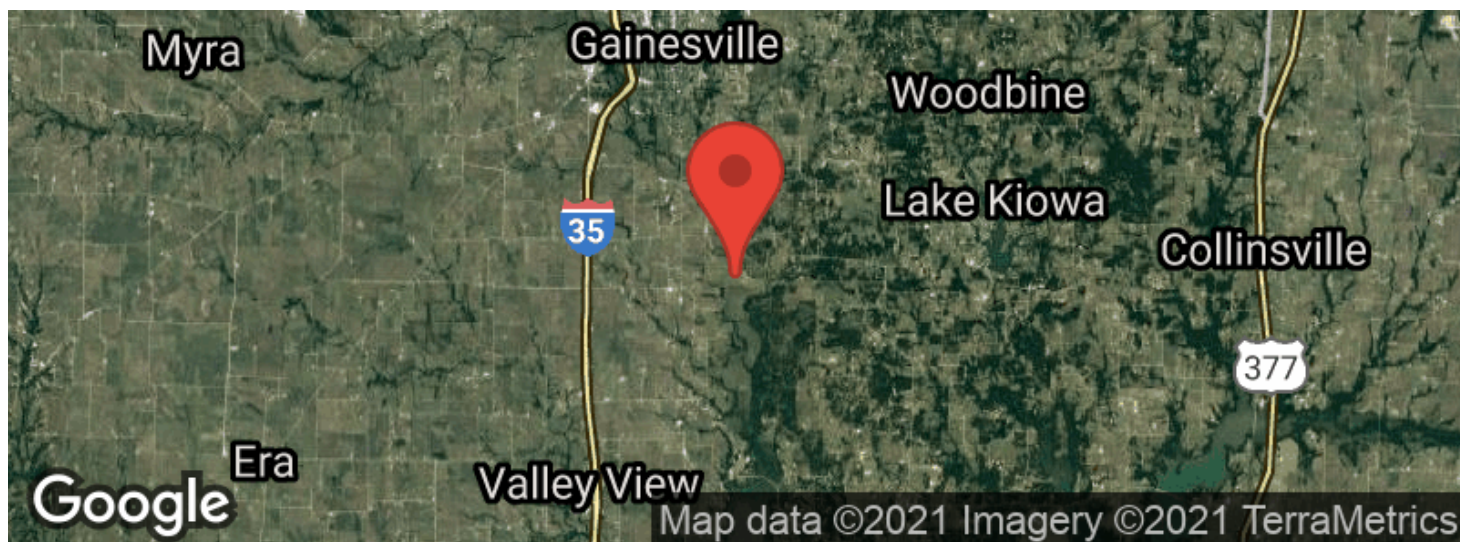
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## Locator Maps





## Aerial Maps



Elm Fork Ranch  
Gainesville, TX / Cooke County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

George Wiley

**Mobile**

(940) 784-3646

**Email**

gwiley@mossyoakproperties.com

**Address**

4000 W University Dr

**City / State / Zip**

Denton, TX 76207

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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