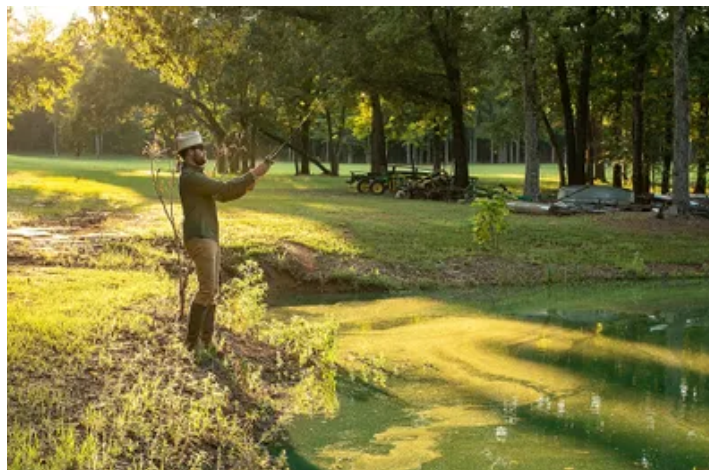
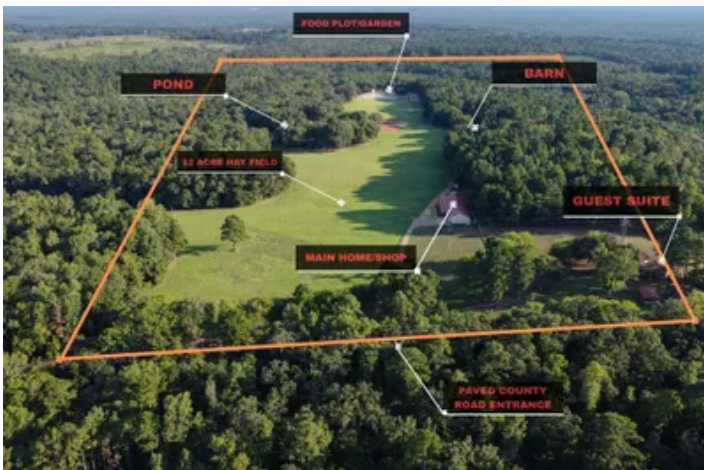


Rockin' D Ranch
736 county road 2686
Hawkins, TX 75765

\$1,175,000
55± Acres
Wood County



Rockin' D Ranch
Hawkins, TX / Wood County

SUMMARY

Address

736 county road 2686

City, State Zip

Hawkins, TX 75765

County

Wood County

Type

Residential Property, Recreational Land, Single Family

Latitude / Longitude

32.637755 / -95.322249

Dwelling Square Feet

2400

Bedrooms / Bathrooms

4 / 3.5

Acreage

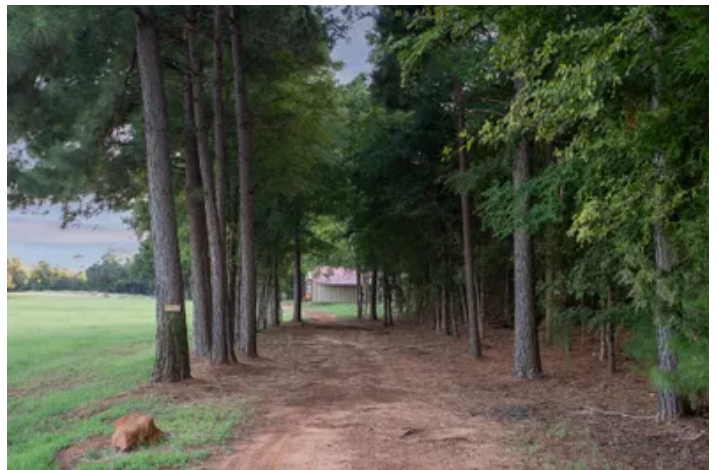
55

Price

\$1,175,000

Property Website

<https://ranchrealestate.com/property/rockin-d-ranch-wood-texas/88715/>



PROPERTY DESCRIPTION

The **Rockin' D Ranch** is one of the finest properties in Wood County, offering **55± acres built for a lifetime of fun, comfort, and adventure**. Highlights include a newly finished 2,400 sq. ft. home (2023) with expansive front and back porches overlooking hay fields and woods, a 2,000 sq. ft. workshop with roll-up doors and attached mancave, 12± acres of coastal hay, a 3± acre food plot/garden, 39± acres of East Texas woods with trails to explore, and a stocked pond ready for fishing and relaxing.

Land

- 12± acres of coastal hay field and 3± acre food plot/garden
- 39± acres of mature East Texas woods with gentle roll and elevation changes
- Stocked pond, tree-lined ATV trails, and multiple hunting blinds
- Abundant wildlife including excellent deer; owners have been management-minded

Main Home

- **4 bedrooms / 3.5 baths**, ~2,400 sq. ft., completed in 2023
- Massive front and back porches overlooking fields and woods
- Interior: vaulted ceilings, game room, office, family room, utility room
- Kitchen: gas cooktop, island, warming drawers, instant hot water, pantry
- Bathrooms: double lavatories, double showers, Jack & Jill layout, separate walk-in closets
- Finishes: tile/vinyl flooring, ceiling fans, blinds, walk-in closets
- Central electric heat & air with heat pump

Guest Home

- 485 sq. ft. single-story studio with full kitchen and bath
- Equipped with A/C (no heat)
- Private location; ideal for guest quarters, rental income, or office space (currently rented)

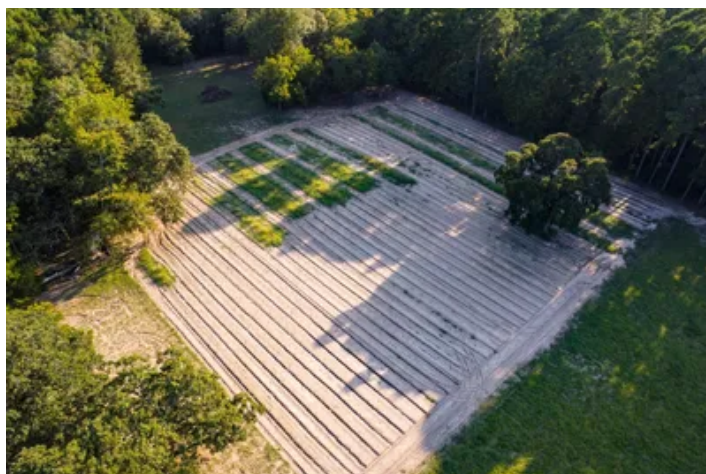
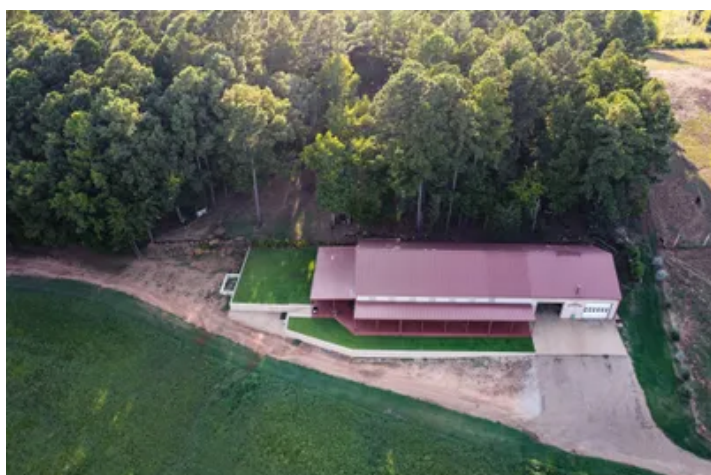
Improvements

- **Workshop + Mancave:** 2,000 sq. ft. insulated shop with concrete floors, roll-up doors, and power. Attached mancave provides the perfect spot for entertaining or relaxing.
- 30'x60' hay barn with 16' overhangs
- 16'x30' boat shed
- ~1,200 sq. ft. dirt floor barn

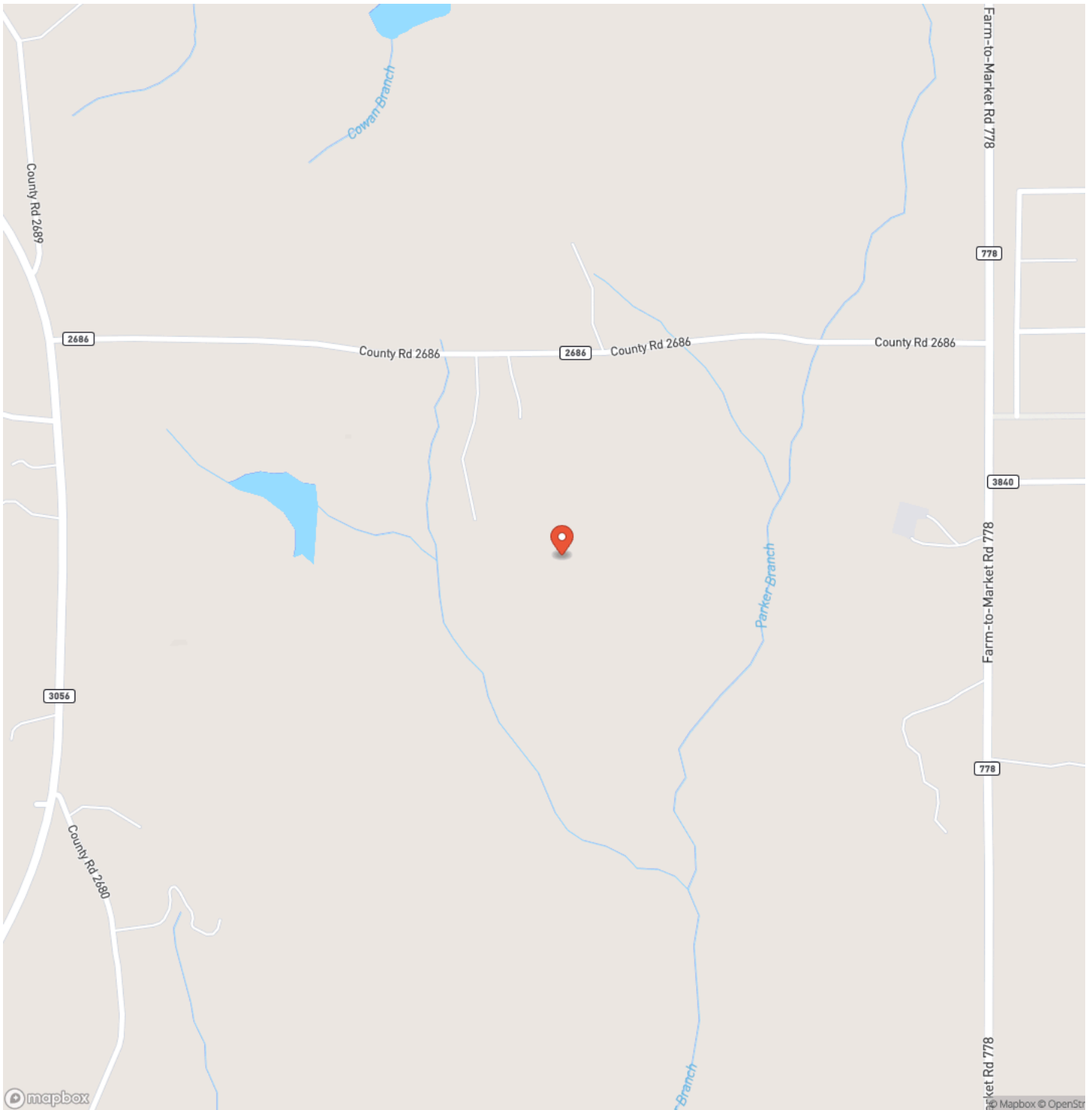
Utilities & Water

- Co-op water and electricity in place
- All standard utilities available

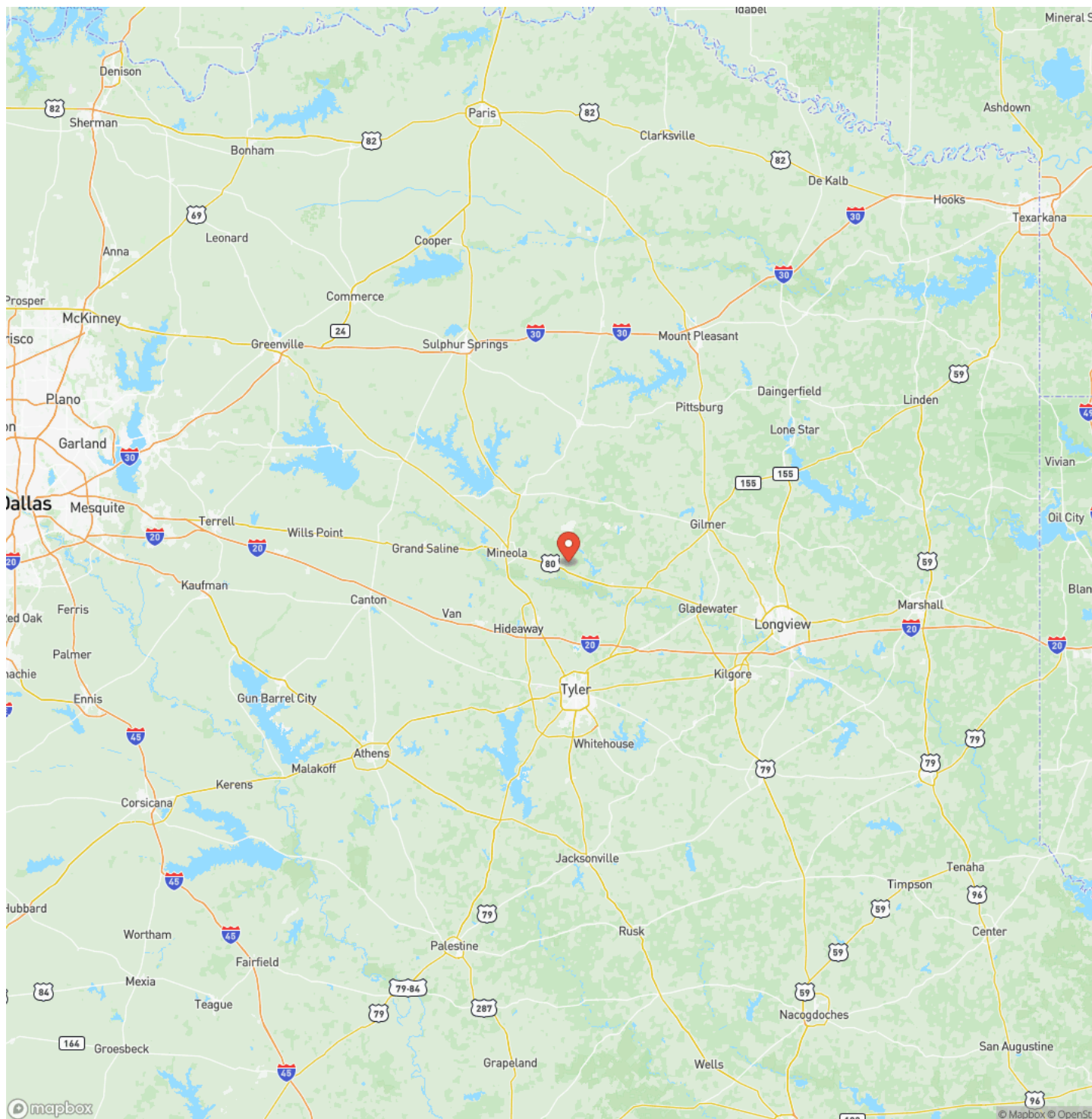
Rockin' D Ranch
Hawkins, TX / Wood County



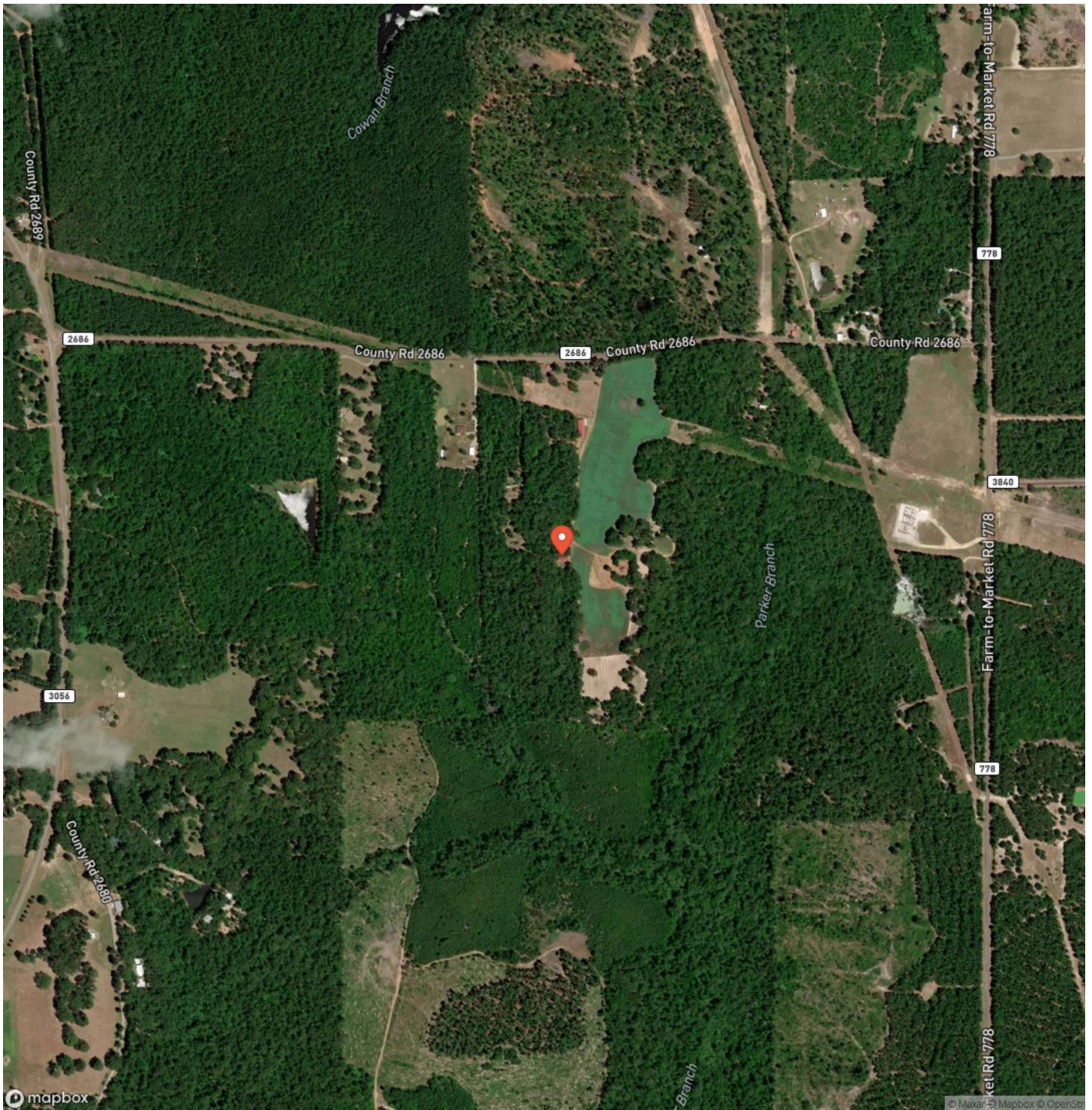
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

Capitol Ranch Real Estate is happy to co-broker, however, the buyer's agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate.

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