



RMA  
RANCH MARKETING ASSOCIATES

CARROLL CREEK RANCH

— Clarksville, Red River County, Texas —



## Summary

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Behind a gated entry, Carroll Creek Ranch embodies the ideal qualities of a luxury ranch no matter if you desire a recreational entertainment property, hunting ranch, fishing ranch, horse ranch, or a small cattle operation. The owner will find numerous desirable qualities from the location of the ranch to the improvements and opportunities the ranch offers.

## Location

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Carroll Creek ranch lies in the Piney Woods of North East Texas near Clarksville. Clarksville is a small quaint rural community with history that predates the independence of Texas itself. It is typical of many small historic towns with its town square boasting shops and eateries to enjoy.

Shopping at big box stores and groceries is a convenient 40 minute drive to Paris, Texas where you will find Walmart, Home Depot, OfficeMax, Petco, Starbucks, and Krogers.

Dallas / Fort Worth metroplex and the DFW International Airport is only a 2 ½ hour drive from the ranch.

Clarksville – 10 minutes

Paris, Texas – 40 minutes

Red River – 10 minutes

Dallas, Texas – 2.5 hours



## Access

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Property is accessed off Hwy 37 via paved gated entrance.

## Elevation, Topography, Vegetation

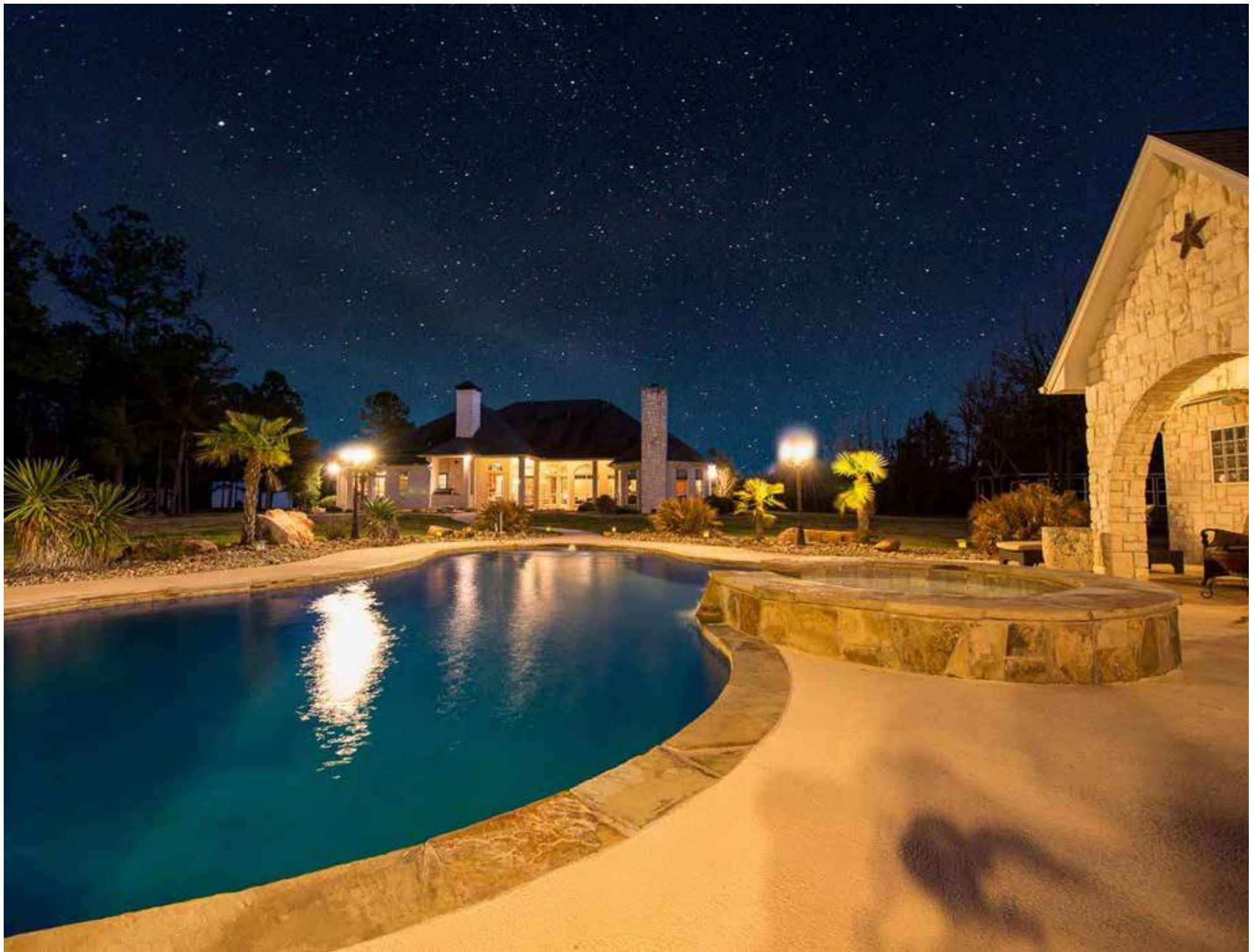
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Carroll Creek Ranch is gently rolling to flat terrain with 10-year-old plantation pine, hardwoods, brushy thickets and coastal fields.

## Water

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The ranch is very well watered with a 7± acre lake numerous ponds and small creeks on the property.



## Improvements

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The ranch is set up as an excellent luxury estate with improvements for entertaining and enjoying the outdoors. A custom 5,000± sq. ft. home overlooking a swimming pool and hot tub with rock patio and cabana sits on the shores of your very own 7± acre lake. The home is appointed with high-end finishes throughout.

In addition, there is a full exercise gym and entertainment complex set up overlooking the lake with entertaining areas, restrooms, and kitchen for entertaining guests.

The guesthouse / manager's quarters is a 3-bedroom, 2-bath, nicely appointed home with hardwoods and tile throughout and is situated in private area away from main home.

There is plenty of room for your vehicles and toys in the properties large garage and barn and with all the recreational opportunities they will quickly fill up.



## Ag Uses

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The ranch offers several uses from an ag income perspective. Hay production is provided on approximately 140 acres of coastal fields that produce 3 cuttings and about 400 4X5 round bales per year. Alternatively, an owner could choose to graze the coastal pasturing cattle or a combination of baling and grazing.

## Timber

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There are 20+ acres of 10-year-old plantation pines and all timber rights will convey to new owner.



## Hunting

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With all the diversity in habitat Carroll Creek Ranch offers, from fields to thick timber and numerous sources of water supplied by creeks and ponds wildlife is plentiful. Opportunities for whitetail deer hunting, goose and duck hunting, dove and quail hunting, teal hunting, woodcock hunting and turkey hunting are right out your front door. In Red River County, your bag limit for whitetail is 4 deer with no more than 2 antlerless in all combined seasons.

Whitetail deer season runs from end of September for start of Archery season to Muzzleloader season in January.

Whitetail Deer

Goose

Duck

Quail

Dove

Teal

Woodcock

Turkey



## Fishing

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Enjoy excellent bass and perch fishing on your own private 7± acre lake and numerous ponds on the property. Might even enjoy some frog gigging with the kids. In addition, the Red River is only a 10-minute drive from the property.

If you love to fish, fish your own lake, or Carroll Creek Ranch is located in the heart of some great fishing areas and is only a 1.5-hour drive to the famed Lake Fork. <https://www.hookandbullet.com/c/fishing-clarksville-tx/>

Bass

Perch

Catfish

Crappie



## Recreation

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Hunting

Fishing

Horseback Riding

Hiking

Biking

Four Wheeling

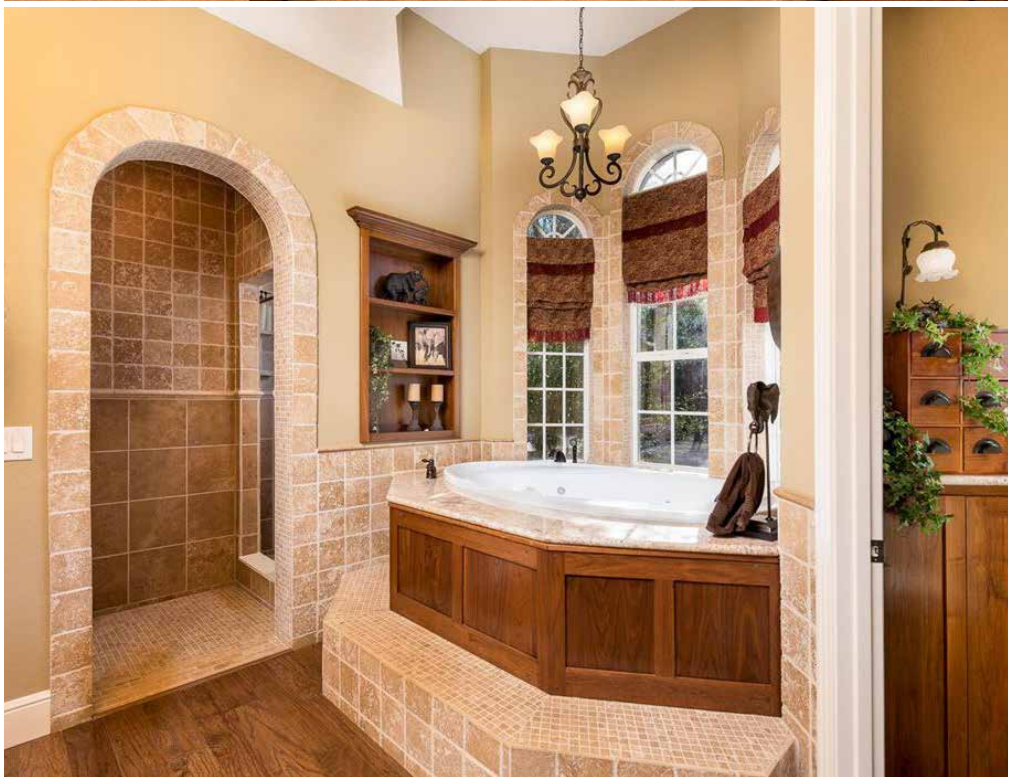
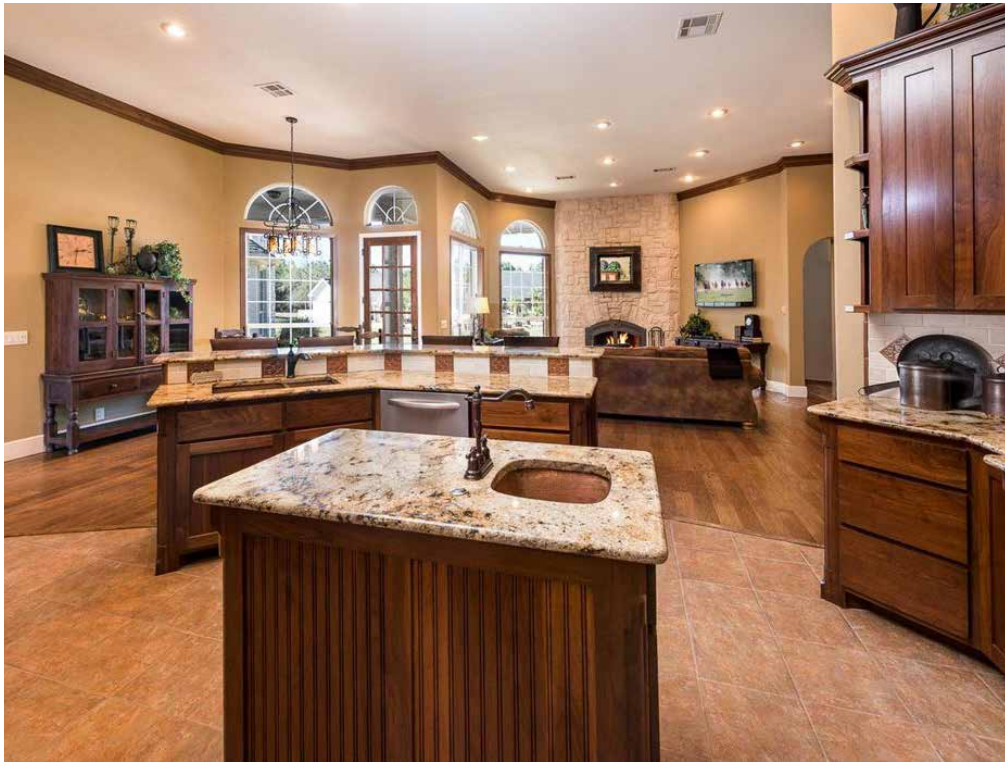
Boating

.....and much more!

## Water and Power

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Property has municipal water and power on property



## Minerals

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All owned minerals will convey and seller believes to own 100%.

## Improvement Schedule

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Custom 5,100+/- rock home, 6-bedroom, 5-bathroom

3-bedroom, 2-bathroom Guest House

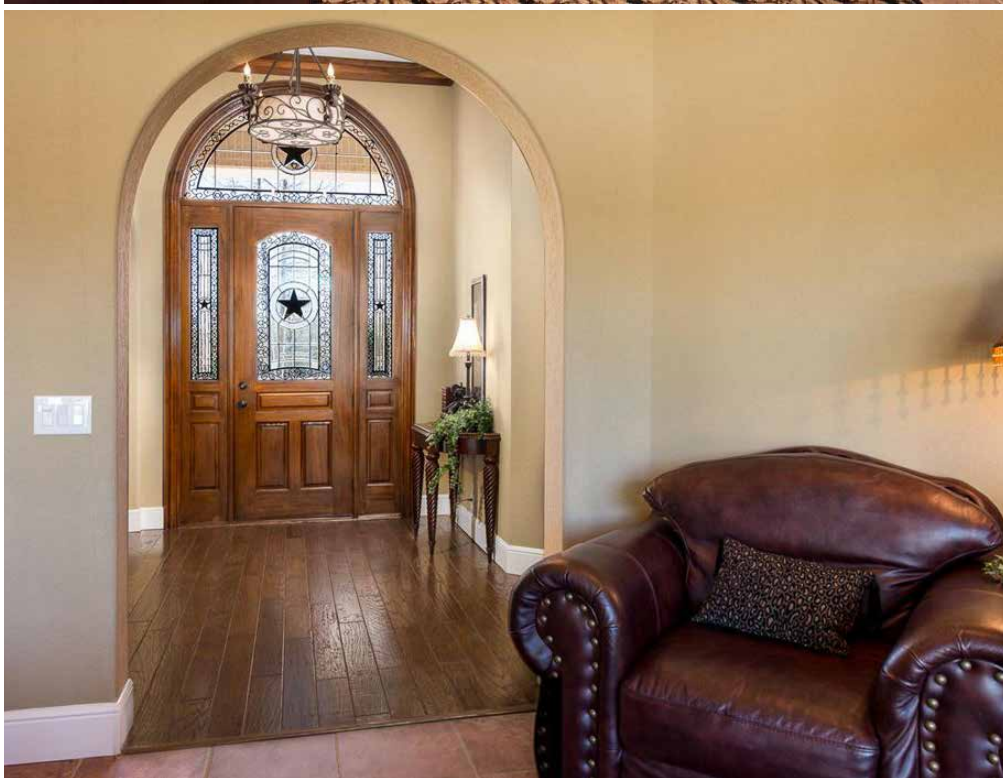
Detached garage

Shop / equipment barn

Pool house, exercise gym, entertainment complex

Swimming pool and hot tub

Pool Cabana and outdoor kitchen





# CARROLL CREEK RANCH

Clarksville, Red River County, Texas

Offered for \$2,287,000

For more information, contact

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