



# The Peninsula At Lake Tawakoni

Hunt County, TX | 542+/- AC



**BURGHER·RAY**  
RANCH GROUP



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## Property Description

Less than an hour east of Dallas is the perfect property for the person wanting to live on a lake (with seven miles of frontage on Lake Tawakoni) with a ranch that includes plenty of wildlife and hunting, and the added option of running an ongoing business centered around weddings and events. This ranch has the perfect combination of high fenced pastureland and wooded wildlife habitat. The improvements include a large, 11,000 sf wood and stone, three story lodge, with three additional houses, a large party pavilion for events and weddings, equipment barns, dog and bird pens, working pens, boat docks, piers and a boat ramp with gated access/entry and fencing for livestock and horses. It is a quiet retreat with long views across the lake. Enjoy the ranch retreat and know that the location on the lake makes it a solid investment for the future.

## Location

The property is located at the northwestern portion of Lake Tawakoni at 7873 FM 2101, Quinlan, Hunt County, Texas. This is a well-known and popular East Texas Lake, only a few minutes from the quaint town of Quinlan.

## Road/Frontage Access

The 542+/- acre ranch is located on FM 2101 and with a code accessed set of double gates/entries on a dirt road.

## Land

The ranch totals 542+/- acres; comprised of 217+/- acres of deeded land and 325 acres of leased land for \$1,600/year from the Sabine River Authority (SRA). The ranch covers the majority of a peninsula with approximately 7+/- miles of lake frontage on Tawakoni. Since it is at the end of a peninsula, the SRA land is only accessed by the deeded property and therefore virtually private. Situated in the Blackland Prairie region of Texas, the ranch features a wide variety of heavily wooded areas, and productive improved hay meadows or running livestock.

## Water

The ranch has 7+/- miles of frontage on the shore of Lake Tawakoni, a 37,879-acre lake, that has become well known as a recreational lake for water sports and fishing lakes. Additionally, there are several seasonal creeks and stock tanks varying in size that provide water for the pastures. There is a portion of the property that is low and marshy and could be developed into a prime duck hunting location. There is a water well and community water as well.

## Improvements

The three-story main house/lodge is well-maintained and constructed of primarily stone with wood siding and a metal roof. This 8-bedroom and 9.1-bath home totals approximately 11,000 sf and was built in 1996. Walking into the house, you are immediately greeted by the magnificent three story tall great room with exposed beam ceiling and large stone fireplace with a large tree as a mantel and stone hearth that overlooks a large covered patio, the grounds, and lake. There are two living areas, a kitchen, and a separate kitchenette in the second living area, two bedrooms and four baths on the first floor. Walls and ceilings are wood siding and floors are stained concrete.

All the wood to build the lodge was harvested and milled on the property and used to create custom cabinets, stairs, beams, paneled walls, and ceilings. The custom stairs lead to the second and third floors. The second floor has a large landing/sitting area for playing cards and games which overlooks the first-floor great room. The four large bedrooms on this level each have a large walk-in closet and private bathroom. The hallway to each bedroom wing has doors leading to a covered balcony overlooking the lake that extends the entire length of the lodge. Additionally, two of the bedrooms have separate private balconies. The third level has two additional bedrooms with separate baths, private balconies, and a landing area that overlook the great room.

The area around the house is attractively landscaped and irrigated. Enjoy the magnificent views of the lake and grounds while sitting on the covered porches, balconies, and large covered porch with several grills on the back of the house. The Lodge has a large carport that will accommodate at least 4-6 vehicles. There is a recently constructed 2-bedroom/2-bath cabin with wood siding, metal roof and vaulted ceilings. It has a full kitchen, nice living area with concrete floors, and a covered front porch. Adjacent on the other side of the lodge is a remodeled 2-bedroom/2-bath modular home with a metal roof and porches overlooking the lake near the boathouse.

There is a separate owners house that totals approximately 1,200 sf and has two bedrooms.

The Pavilion is the centerpiece for entertaining with wood siding and metal roof. This building totals 4,000 with a large great room that has a wood paneled, vaulted ceiling with chandeliers, tile floors, and wood paneled walls. On one end is the woodburning fireplace and projector for videos. On the other end is the prep kitchen and two large dressing areas including a long counter and mirrors for at least six women to put on makeup and dress and a separate bathroom. There is a shared hairstylist room complete with antique barber's chair, and a men's bathroom. There are large outdoor patios on either side of the great hall that lead down a path to the ceremony area by the lake.

The main barn totals 4,000 sf and is used to store and work on a variety of equipment. There are working pens for livestock, dog kennels, an aviary with flight pens, a wood fishing pier, and crude fishing cabin. A concrete boat ramp and an additional wood pier provides easy access to the boats on the lake.

The horse barn has seven stalls- two being doublewide mare stalls. Stalls have auto water, auto fly mister, concrete floors with drains, and good turnouts. They also have an office, tack room, and feed room. There is also a large round pen and a 6-horse electric walker. Adjacent to the horse barn is an equipment barn/shop and dog kennel. Additionally, there is a 40' x 120' shop/storage building with three roll-up doors that is accessed by a separate entrance from the highway.

The property is perimeter fenced and cross fenced with two separate code accessed entries and gates. High fencing separates the majority of the ranch from the neighbors and allow for ultimate privacy and the ability to raise a variety of game as well.

## Recreation/Hunting

The fishing is outstanding on Lake Tawakoni. The lake has held records over the years for bass, crappie, and catfish, and striper. There are several areas throughout the lake that essentially flooded timber, making these areas great for both fishing and duck hunting. One of the little known secrets about Lake Tawakoni, is that it is actually a wonderful lake for both waterskiing and boating.







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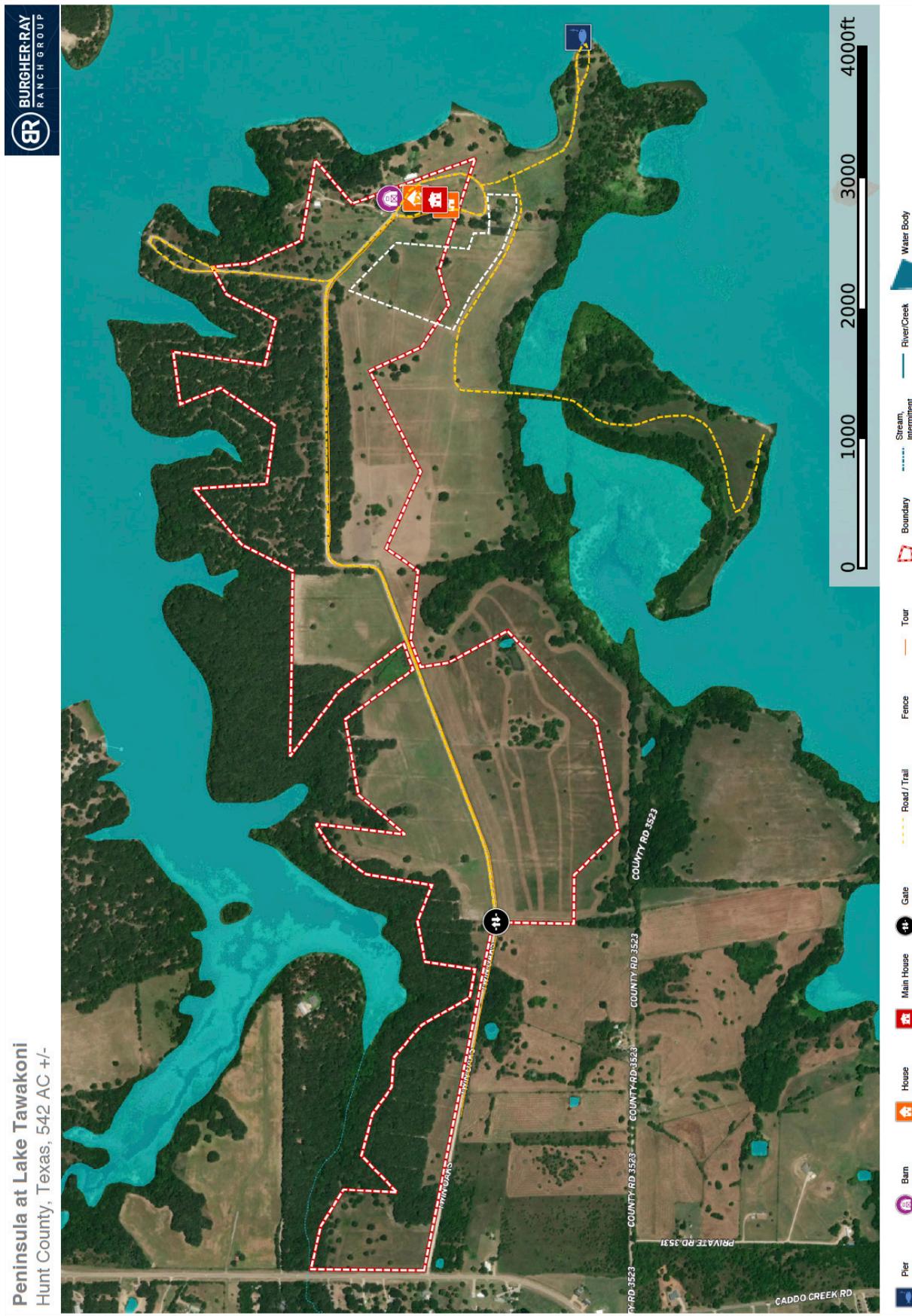
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# Aerial Map

Peninsula at Lake Tawakoni  
Hunt County, Texas, 542 AC +/-



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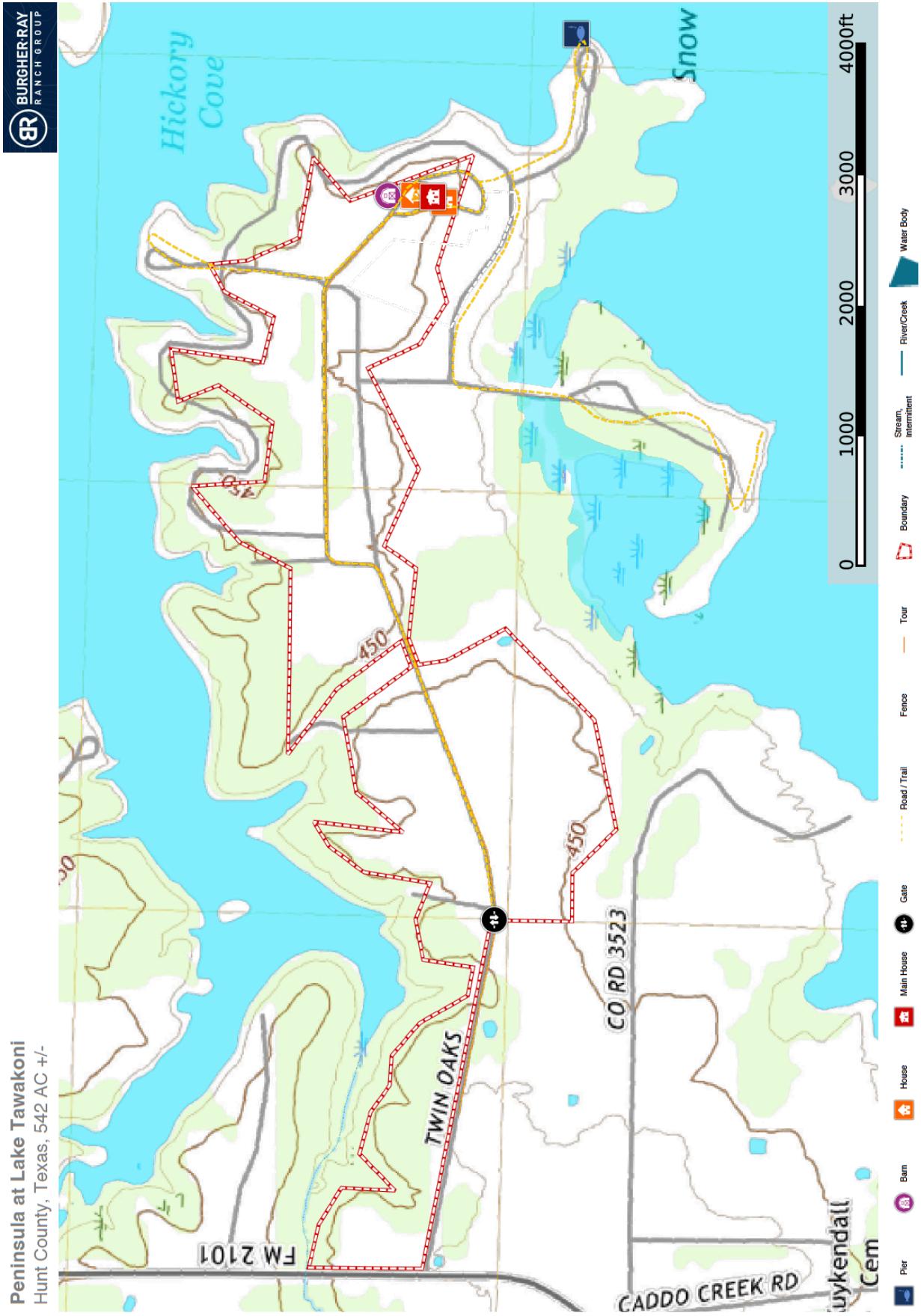
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# Topographic Map

Peninsula at Lake Tawakoni  
Hunt County, Texas, 542 AC +/-



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