



Rocking M Ranch

Erath County, TX | 1,438 +/- AC



BURGER·RAY
RANCH GROUP



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Property Description

The Rocking M Ranch is spectacular recreational ranch and horse breeding facility located in the heart of prime North Texas Hill Country and the Cross Timbers Eco Region. An easy drive from the Dallas Fort Worth Metroplex, the ranch features incredible views, excellent surface water, rolling hill country topography, and a wonderful wildlife habitat. Tree cover mixed with pastures containing excellent native grasses and improved pastures/fields suited for running cattle. The Rocking M Ranch is a true legacy property and has been in the same family for decades. This is a rare opportunity to find this size ranch in this location.

Location

The property is located in the heart of Erath County, approximately 1 hour 40 minutes southwest of Dallas, 1 hour 30 minutes southwest of Fort Worth, and just 10 miles north of the town of Stephenville, TX.

Land

This ranch is situated in one of the most spectacular parts of Erath County in the heart of the Cross Timbers Eco-Region of Texas. With breathtaking views in all directions, this area has incredible rolling hill country topography, wonderful native grasses, and excellent diversity in tree cover and ground cover that contributes to a thriving wildlife habitat. Improved pastures and cultivated fields also provide great dove hunting and livestock. The owner has also been involved in a renowned and award-winning equestrian breeding operation and with cross fencing for approximately 20 turnouts of various sizes. Details are in the improvement section.

Water

The water on the ranch is very good. The property features almost 2 miles of frontage on both sides of Rough Creek and over 3,000 feet of frontage on the south side of the North Paluxy River. Both are seasonal water sources; however, they do have rocky bottoms and almost always have large pools of water. In addition to the river and creeks, there is a 8.5-acre lake (Rough Creek dammed up) and at least 10 dirt tanks/stock ponds. All of the improvements are serviced by water wells.

Terrain/Topography

The property is situated in the Cross Timbers Eco Region of the state and features some truly incredible terrain and topography. The highest point on the ranch is approximately 1,327 +/- feet above sea level in the southwestern corner of the property and approximately 1,180 +/- feet above sea level at the lowest point of the property along the banks of the North Paluxy. This region of the state is known for a good mix of productive cattle country, rolling hill

country views, good cropland, and excellent tree cover. The Cross Timbers region was named originally by settlers who saw large belts of oak forests when traveling across the plains. The average rain fall in the area is between 30 and 35 inches per year.

Improvements

Rocking M Ranch is ready to go for providing a rare retreat close to the DFW Metroplex that also accommodates your hunting, livestock, and equestrian needs.

The property includes 3 houses, 2 horse barns, equipment barns, and various equestrian and recreational improvements.

The focal point is a classically designed custom stone with metal roof main house with spacious covered porches overlooking the pool, gardens and arbor, and the vistas of the surrounding countryside. Entering through the double entry doors, you are greeted with a large foyer and the two-story living area and double staircases accessing the balcony with custom railing (comprised of historic branding irons from famous Texas ranches) that overlooks the living area and leads to the three bedrooms and large sleeping porch. The living area is accented by a large, 2 story high stone fireplaces. An open kitchen, wine closet, multiple living areas, mud room, numerous wet bars downstairs and in the bedrooms, need to be seen to appreciate all of the custom craftsmanship.

The covered porches surround the house and most are at least 16 feet wide providing plenty of space to look out over the vast countryside from this hilltop. All of the patios and porches have stone flooring as well, and the upstairs sleeping porch is screened. The house is fenced with custom iron fencing and stone paths and gardens with irrigation for beds and lawn. Stone steps lead from the back of the house through large, terraced gardens to the swimming pool, cantilevered out.

A covered walkway leads to the three-car garage, with shop offices, large bunk room with kitchen and bathrooms upstairs and down, as well as a green house and additional storage.

A short drive from the main house is two, private 1.5 to 2 story guest houses which have been recently built and/or remodeled. They are 3 bedrooms with large open kitchens and living areas and both have screened porches, 2 car garages, wells, landscaped and views.

There is a skeet range with masonry high/low houses, as well as a gun range.

The beautiful stone exterior with metal roof main barn is a horse lover's dream with 30 oversized stalls, automatic water troughs, and fly system plus covered turn out. The center aisle is 40 feet wide and includes several tack and feed rooms, an office, break room and 2 indoor/4 outdoor wash racks with hot and cold water.

There is a nearby outdoor arena, round pen, walker, hay shed, and equipment barn, as well as approximately 20 turnouts with metal loafing sheds, water,



and no climb fencing. A stone and metal roof stud barn has 6 oversized stalls with pipe fencing and turnout. Also included is a tack room, office, wash rack, and feed room.

An additional equipment storage shed is located on another part of the ranch.

The property is accessed by a code access gate with good perimeter and cross fencing, all low fenced for livestock.

A great system of gravel roads trails exists throughout the ranch making it very easy to get around and enjoy the property.

Recreation/Hunting

The ranch is well suited for recreation and hunting, as well as various equestrian activities. Enjoy riding horses or driving ATVs on many of the trails throughout the ranch. The diversity of the habitat throughout the property provides excellent cover for whitetail deer, turkey, and other native wildlife. Excellent fishing can be found on the main lake.

Minerals

Consult Listing Broker for more information on minerals.



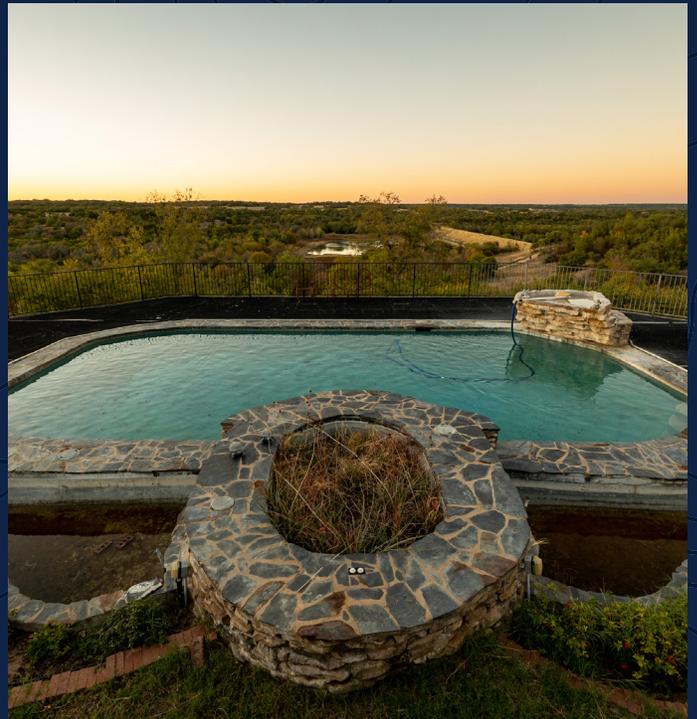
PROPERTY HOUSES

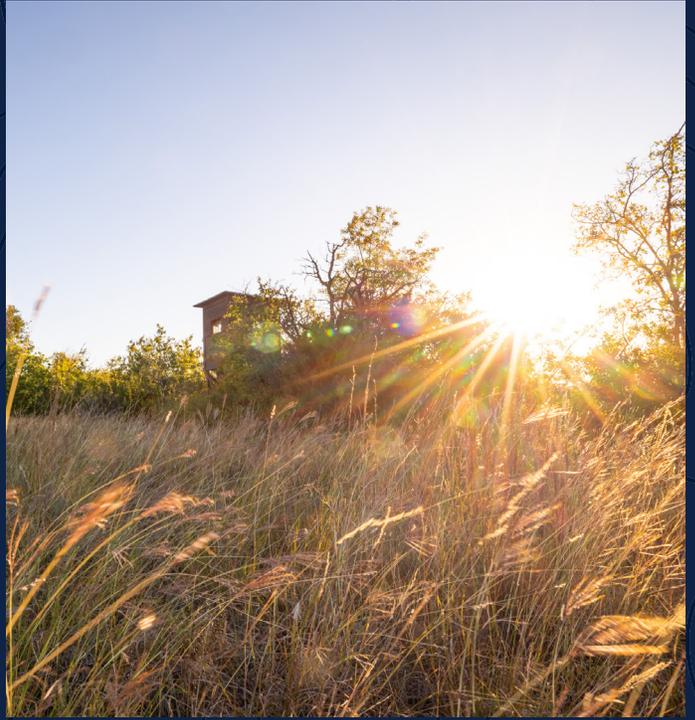


PROPERTY BARN









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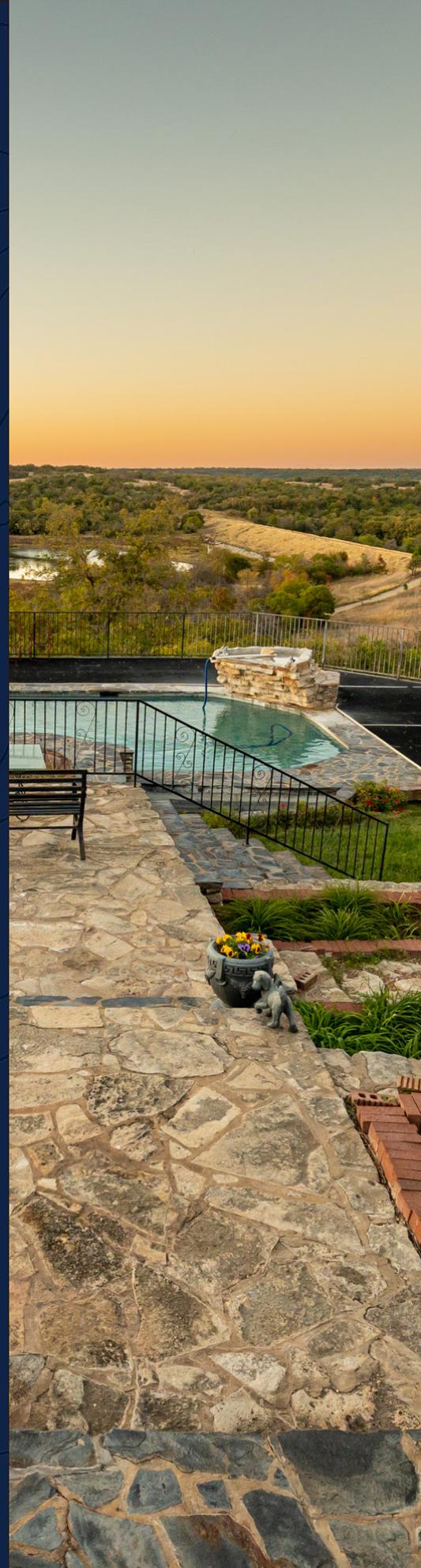


HARLAN RAY

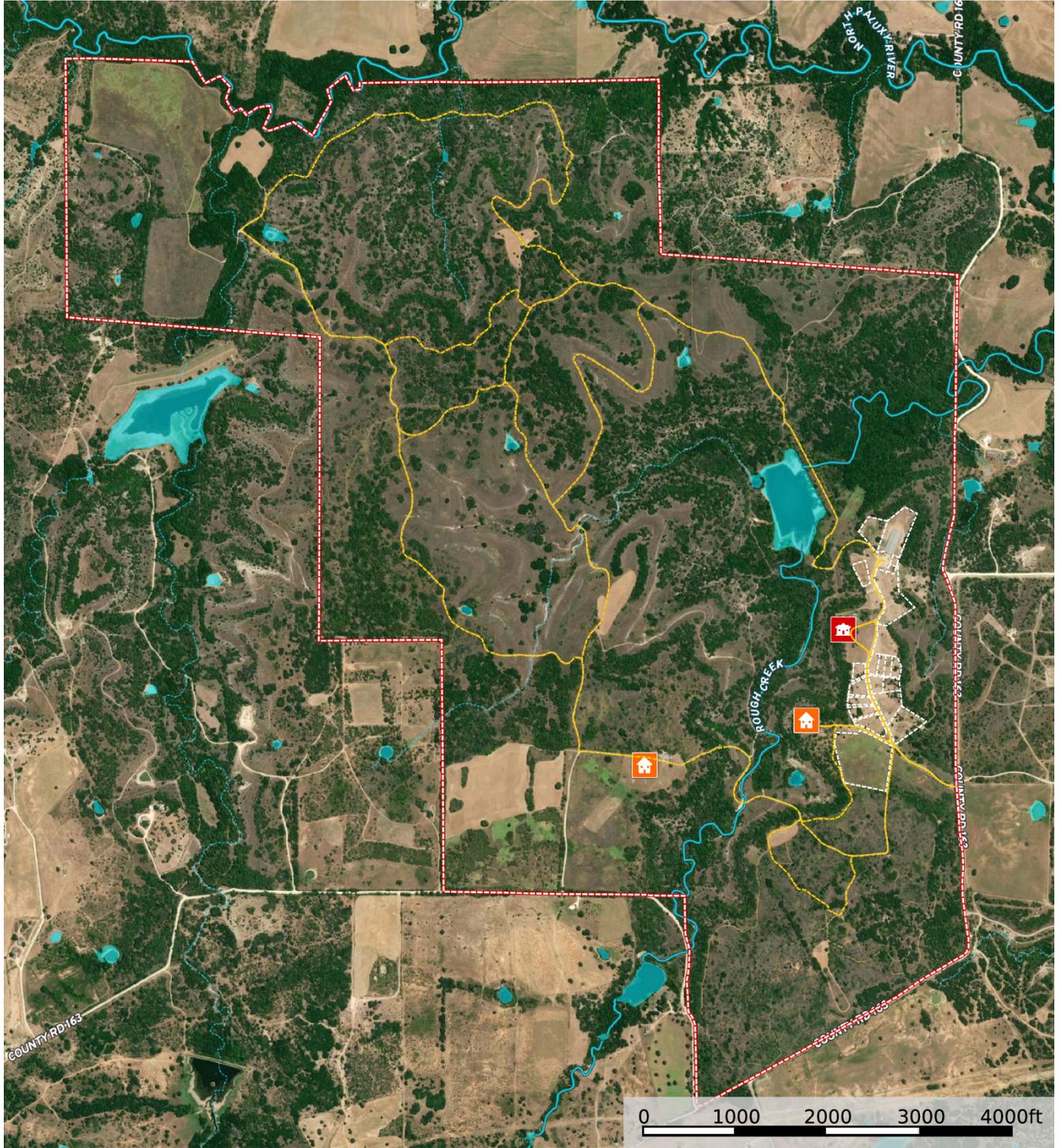
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Rocking M Ranch
Erath County, Texas, 1438 AC +/-



- Main House
- House
- Fence
- Road / Trail
- Primary Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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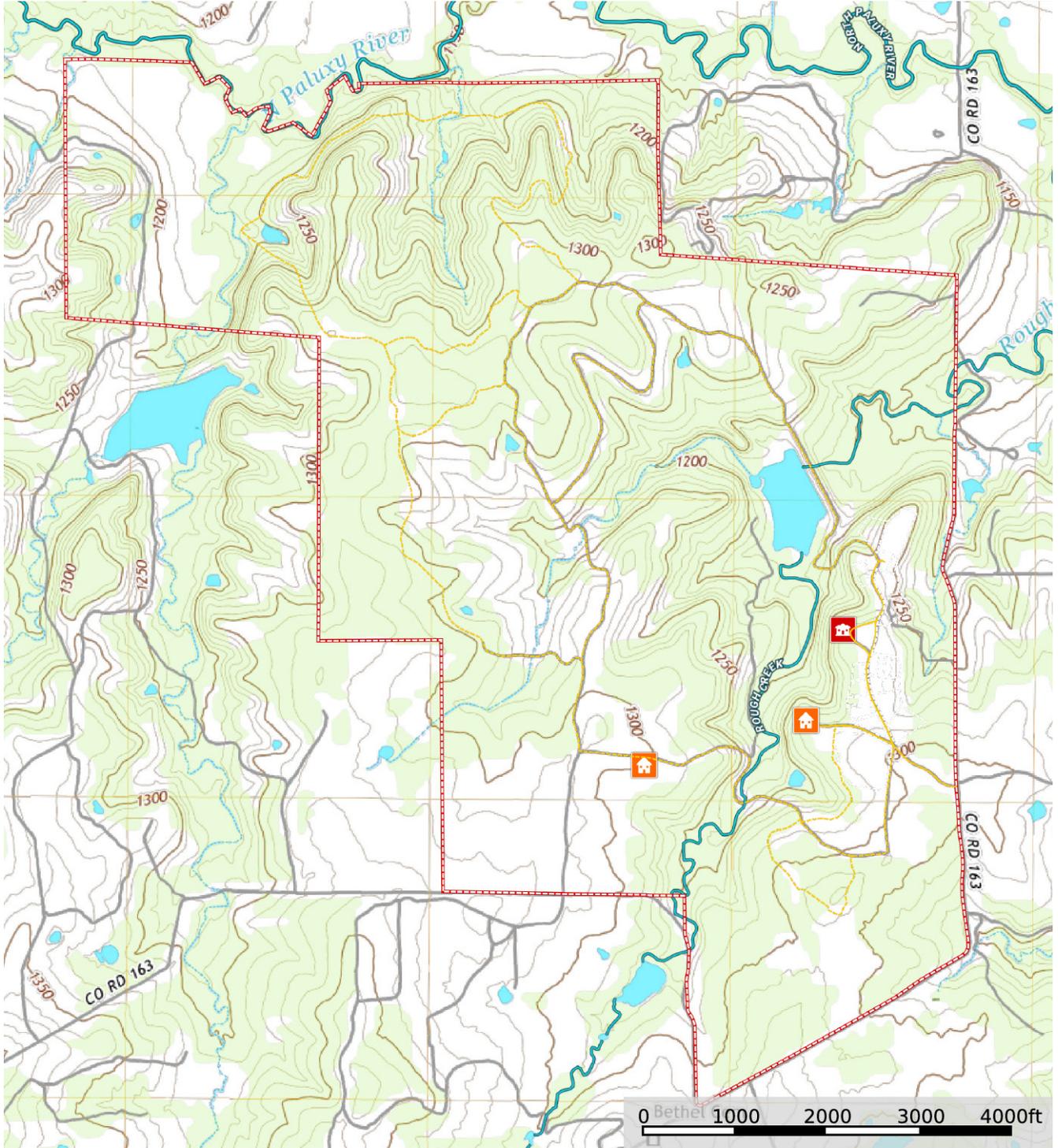
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Topographic Map

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