



# Iron Horse Ranch

Hood County, TX | 125 +/- AC



**BURGHER·RAY**  
RANCH GROUP



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Hood County, TX | 125 +/- AC

## Property Description

The Iron Horse Ranch has long been an equestrian cornerstone of the thriving town of Granbury. Conveniently located just off HWY 377 and east of Lake Granbury, this ranch is renowned for breeding and showing halter and performance horses. It is incredibly rare to find such a fine example of a working equestrian property in an ideal location in close proximity to the Dallas-Fort Worth Metroplex, making Iron Horse Ranch a true standout in the market. Well-manicured grounds and facilities cater to a variety of disciplines, and the unique design and thoughtful details of the property must be seen to be fully appreciated. This is a one-of-a-kind opportunity based on its exceptional location and extensive offerings.

## Improvements

### Main Residence

The main residence makes a striking impression upon arrival. Construction was completed in Fall 2024. Upon entering, you'll immediately notice the inviting atmosphere, complemented by ample space for entertaining friends and family. The home features two primary suites, each with walk-in closets and elegant bathrooms that include dual vanities, walk-in showers, and stand-alone tubs. Additionally, there are two other bedrooms with on-suite bathrooms in the main house. The kitchen is a true chef's paradise, boasting a SubZero built-in fridge and freezer, Wolf range, two dishwashers, a stand-alone ice maker, coffee bar, and a massive island surrounding two oversized sinks—perfect for large family gatherings. Situated above the kitchen, overlooking the living area, is an extraordinary landing complete with a bar and powder bath. The home also features a spacious, oversized three-car garage. Above the garage is an additional bedroom/office with a full bath. Step outside from the main living areas and kitchen to one of the most welcoming screened-in porches, complete with an outdoor kitchen, fireplace, and abundant space for hosting grand gatherings.

### Guest House

- 3 Bedroom, 2 Bathroom
- Large Living Space
- Excellent Kitchen
- Fireplace

### Pool House

- Full kitchen
- Large areas for entertaining
- Full bath
- Beautiful views looking out over the pool and property
- Large pool with dry stacked stone waterfall

### Show Barn/Arena

- 10 indoor stalls
- 2 wash bays
- Vet bay
- 4 roll up doors
- Feed Room
- Tack Room
- Fly Spray System
- Attached to 100 x 200 covered arena
- Adjacent to covered hot walker
- Large open air round pen, covered round pen

### Mare Motel

- 10 indoor stalls
- Breeding stall
- Stallion collection area
- Semen processing lab
- Vet Room
- Wash Bay
- Vet Bay
- Office
- 1 Bed/1 bathroom apartment
- Small shop inside barn

### Performance Barn

- 18 Stalls
- Feed Room
- Tack Room
- Laundry Room

### Stud Barn

- 10 Stalls
- Feed Room
- Vet Bay





### Manager's House

- 2 bedrooms, 2 baths, one half bath
- 2-car garage
- Additional entrance from north side of property

### Foreman's House

- 3 bedroom, 1 bathroom
- 2-car covered carport

### Hay/Equipment Barn

- Approx. 4,500 SF of enclosed covered storage area including shop
- Approx. 4,500 SF of open air covered area
- 1-bedroom apartment

### Location

The ranch is located just minutes from historic Granbury, TX in the heart of Hood County. The physical address of the property is 601 Meander Rd, Granbury, TX.

### Road/Frontage Access

Access to the property is off of Meander Rd, approximately a half mile from HWY 377. There is an additional point of access on the north end of the property off of Quail Run Court.

### Land

This ranch features an excellent mix of level and rolling pasture land, beautiful oak tree motts, views of the surrounding landscapes, and peaceful draws leading down to the creek. All of these aspects combined create a secluded and peaceful setting right in the heart of town. The soil types in this area are well suited for grazing livestock and horses.

### Water

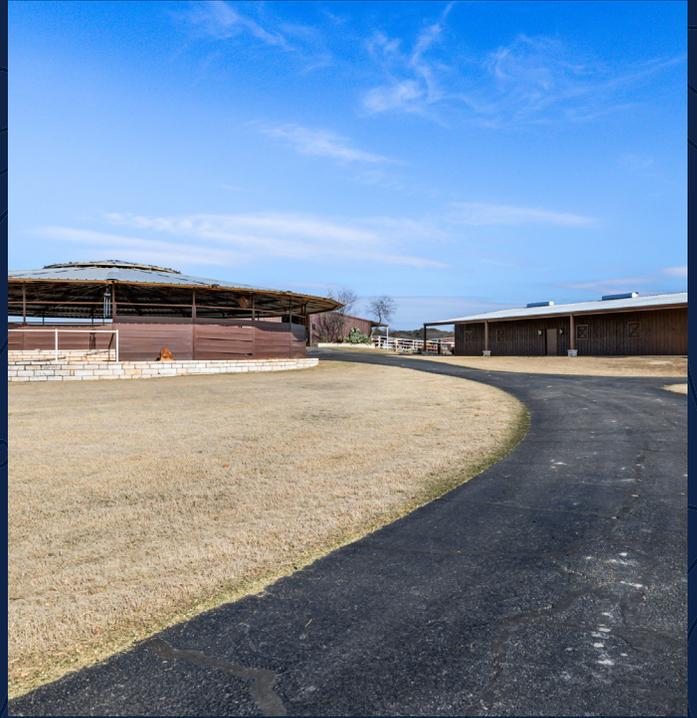
Iron Horse Ranch is currently serviced by water wells, however there is a city water line that is running along the south side of the property.

### Development Potential

A portion of the property has been annexed into the city, and the remainder of the property is out. There is an abundance of development in the immediate area and across the street from the property making it ideal for development now or in the future.







# Our Team

## Grass-Roots Presence, With a Global Reach

The team at Burgher Ray Ranch Group has the network and knowledge of the real estate markets throughout Texas and Arkansas, and simultaneously has the ability to market their clients' properties internationally. Burgher Ray listings are seen around the world.



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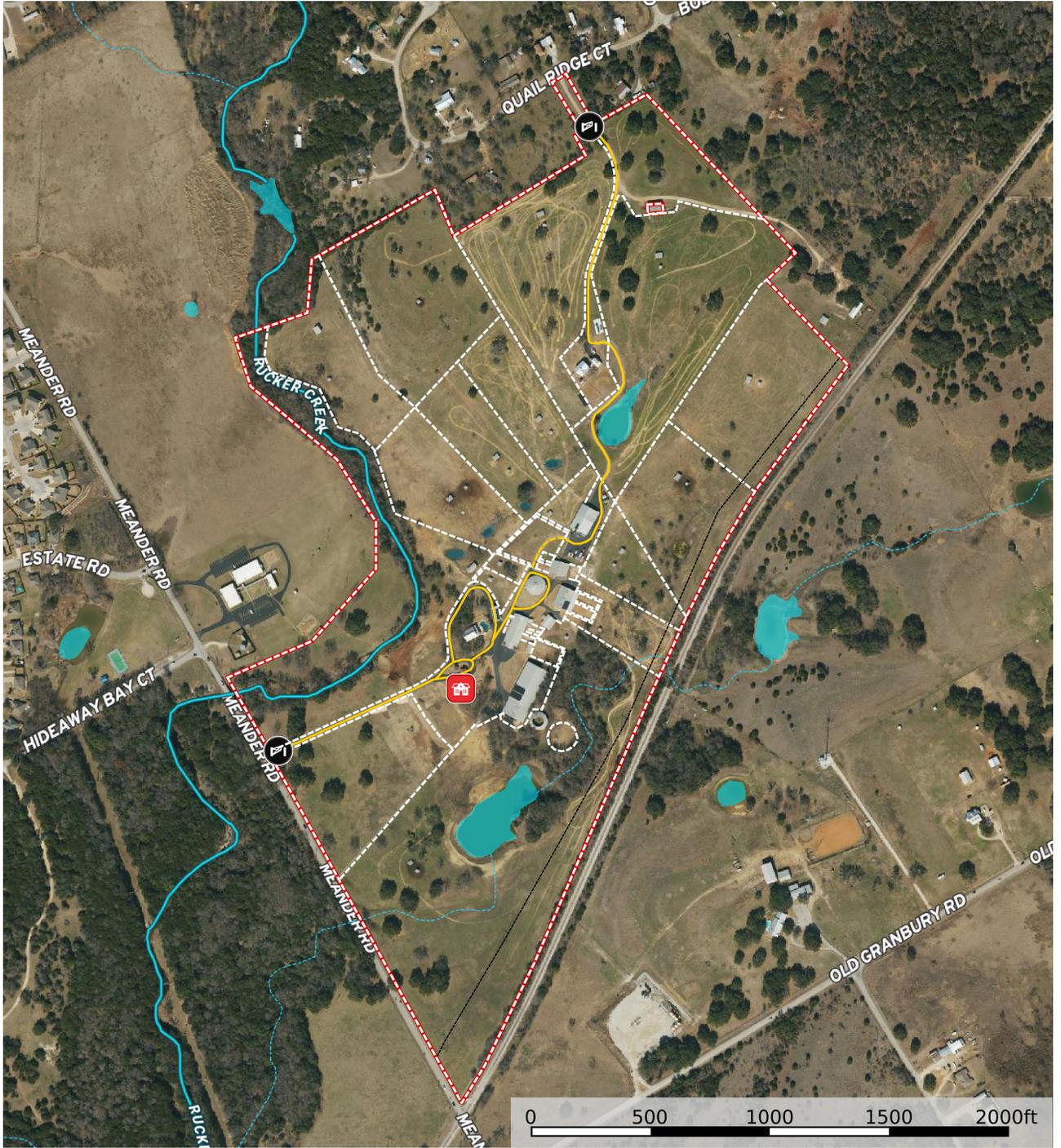
 3131 Turtle Creek Blvd, 4th Floor  
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Established in 2013, Burgher Ray Ranch group has represented both buyers and sellers on over 300 farm, ranch, and rural properties through 2024. Currently, we represent the real estate needs of our clients in both Texas and Arkansas.





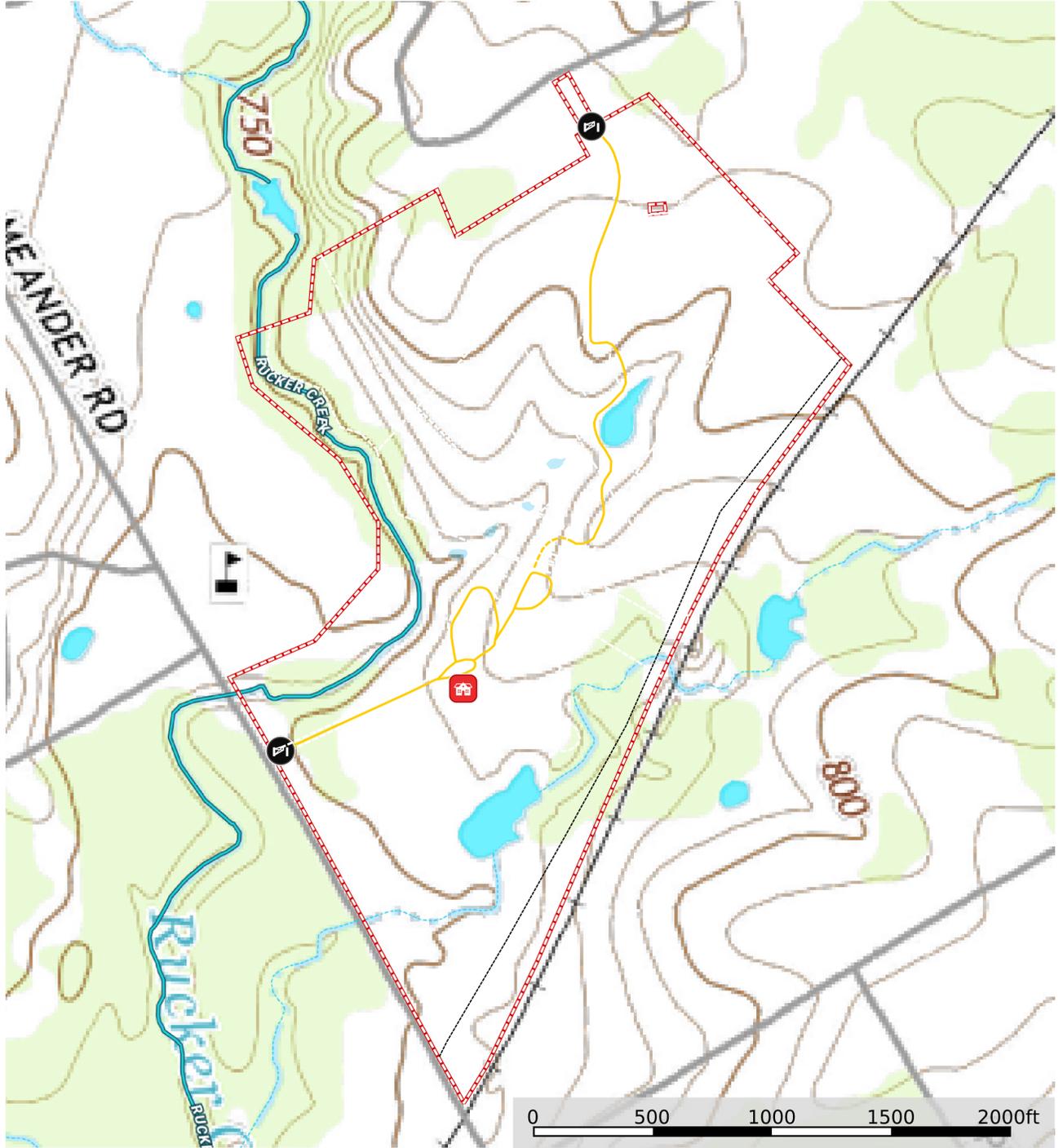
# Aerial Map



-  Gate
-  Main House
-  Road / Trail
-  Primary Road
-  Transmission Line
-  Fence
-  Pond / Tank
-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body



# Topographic Map



-  Gate
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