



JC WILSON RANCHES

Trinity River Ranch

652 Acres • Only 45 Minutes from Dallas

1.27 Miles of Trinity River Frontage

Ellis County, Texas

Contact Joe Wilson (214-784-3725) • Website: www.jcwilsonranches.com/trinity

GENERAL OVERVIEW

The 652-acre Trinity River Ranch is an outstanding river front property with trophy whitetail, duck, dove and fishing and is just 45-minutes from Dallas! Located Southeast of Bristol TX in Ellis County, the ranch has approximately 1.27 miles of Trinity River frontage. The ranch has a farming lease and cattle lease, it holds the AG exemption, and produces income. The property also has the possibility to increase income potential through the sale of sand and gravel which is prevalent in the area. With outstanding recreational opportunities and an income stream, the Trinity River Ranch offers the best of both worlds!

LOCATION

The Trinity River Ranch is conveniently located approximately 10 miles Southeast of Bristol, TX with paved frontage from South Pumphouse Road and is only a 45 minute drive from Dallas.

ELECTRIC

Ranch has electricity.

WILDLIFE

Wildlife on the ranch includes Trophy Whitetail genetics, ducks, dove, hogs, turkey, hogs, white bass, channel cat fish and huge gar.

WATER

The ranch is well watered with 4 ponds and 5 water wells. The Trinity River meanders through approximately 1.27 miles of the Eastern portion of the ranch, and is a highway for game, offering excellent fishing and recreation. Two of the 4 ponds are stocked with fish and attract large flocks of ducks and water fowl in the winter.

INCOME

The ranch has a nice income stream from cattle and farming leases. Income potential can be increased through the sale of sand and gravel.

TERRAIN

The Trinity River Ranch is situated in the fertile Trinity River Basin. Most of the land is level with a levy running north and south along the river. The eastern portion of the ranch along the river is heavy treed with large cottonwood, elm, ash, and oaks providing excellent cover for game. The Western portion of the ranch contains fertile soil and has 3 large fields producing hay and crops. This is excellent for dove and duck hunting and is an excellent food source for deer.

PRICE

Reasonably priced at \$4995/acre

SUMMARY

This ranch has it all ... excellent hunting, fishing, and income generated from the farming and cattle leases; and is close to Dallas. You can hunt the giant bucks that roam the Trinity River basin, catch big fish in the river and sleep in your own bed in Dallas! Don't miss out on this unique opportunity to have your own beautiful river-front hunting ranch.

Buyer's Agent must be identified on first contact and must accompany buying prospect on all showings to be allowed full participation. Seller's agent must be present for showings.

For more information, contact Joe Wilson (214-784-3725).





PUMP HOUSE RD

DILLARD RD

TRINITY RIVER

0 500 1,000 2,000 Feet

- Gate
- Water Well
- Road/Trail
- Property Boundary

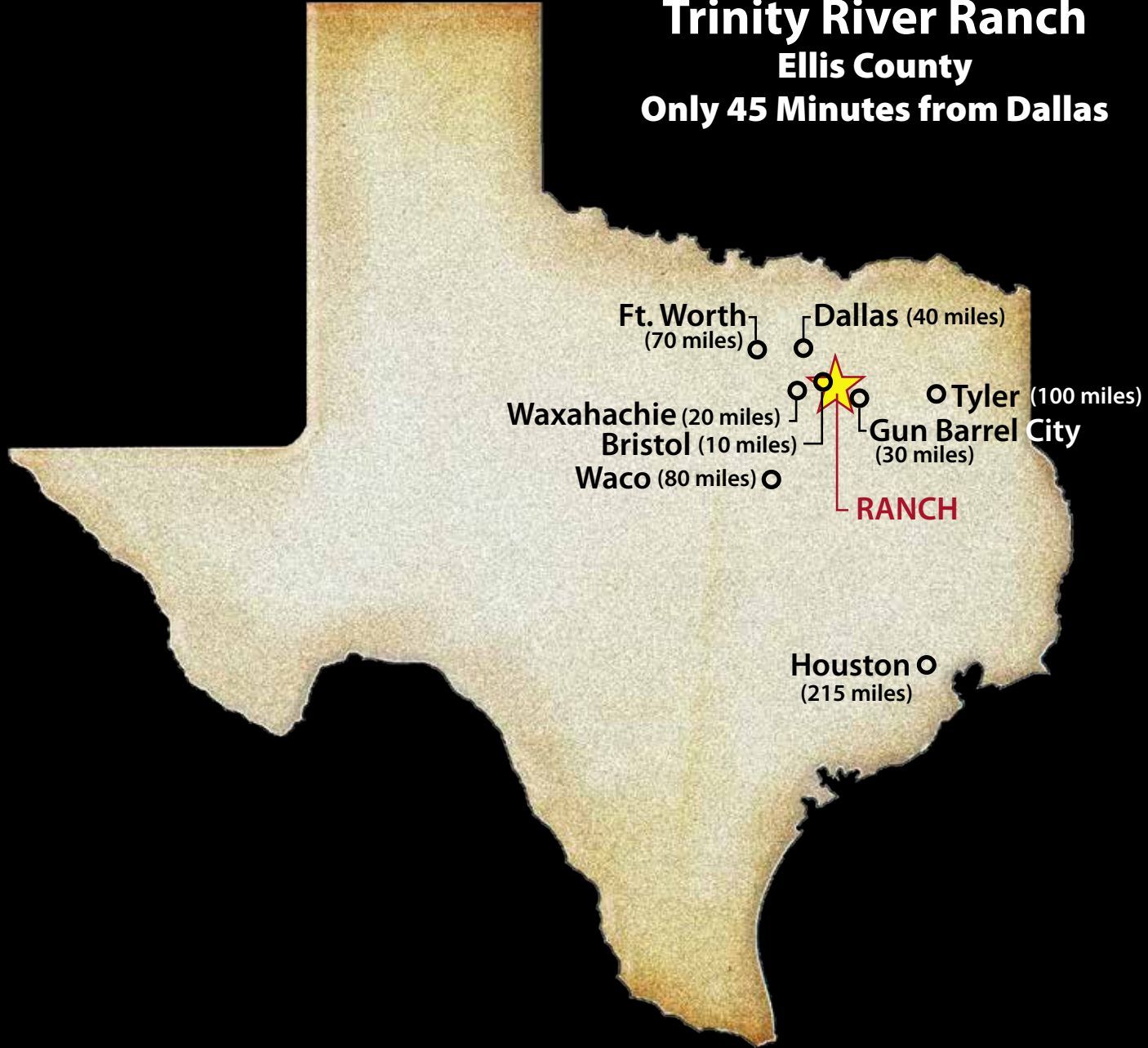
TRINITY RIVER RANCH - 658 AC +/-
ELLIS COUNTY, TEXAS

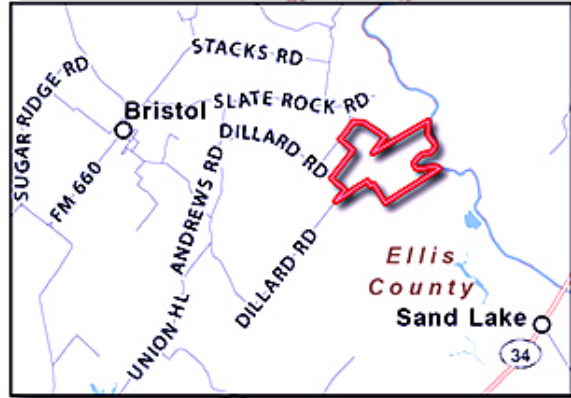
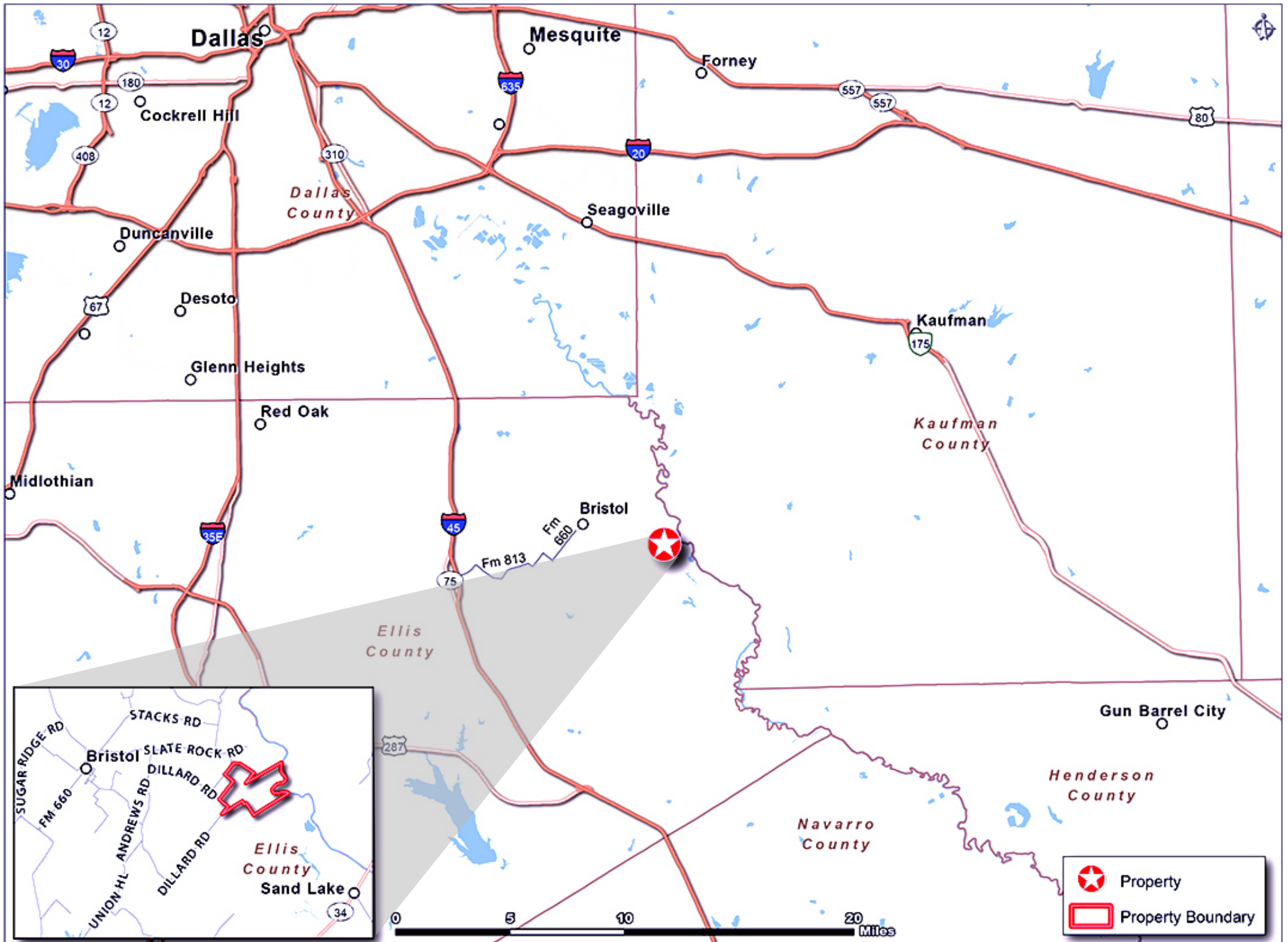
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Trinity River Ranch



Ellis County

Only 45 Minutes from Dallas





TRINITY RIVER RANCH - 658 AC +/-
ELLIS COUNTY, TEXAS

-  Property
-  Property Boundary

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 **Bristol**

Stack's Rd

Slate Rock Rd

Andrew's Rd

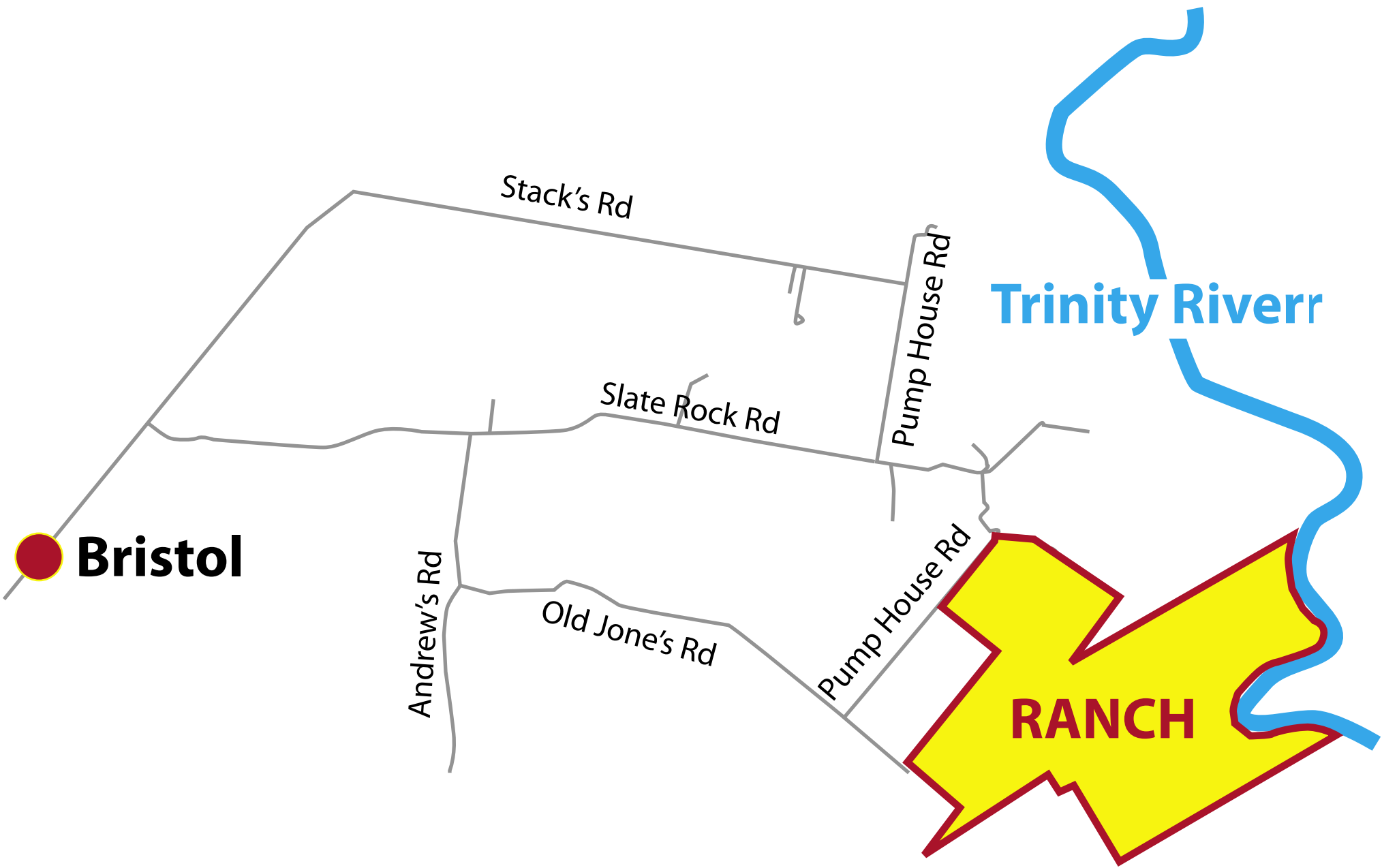
Old Jone's Rd

Pump House Rd

Pump House Rd

Trinity River

RANCH









Caught on Trinity River Ranch



Ducks on the Trinity River Ranch



Successful Hunt on Trinity River Ranch





Taken on the Trinity River Ranch



Largest of 4 ponds



One of 4 ponds











Big trees






Taken on Trinity River Ranch 2020



Taken on Trinity River Ranch 2020



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Seller can receive and accept backup contracts.

Cotton Field