

# Cross Pines Ranch

5.02+/- Acres | Wood County, TX

Listed at \$575,000



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### Description:

Presenting an exclusive equity membership opportunity at Cross Pines Ranch, located just outside of Mineola, Texas. This offering includes a beautiful 5.02-acre lot situated on Lake 1 within the private, 2,100-acre Cross Pines Ranch community. With only 40 deeded lots in total, each owner enjoys shared ownership and full access to the entire ranch and its world-class amenities. Membership at Cross Pines Ranch provides all the benefits of owning a large ranch without the maintenance and management responsibilities at a fraction of the cost.

### Location:

The ranch is located approximately 90 miles east of Dallas, just beyond the small community of Hainesville, northeast of Mineola. It sits in southwestern Wood County along Highway 49.



# Cross Pines Ranch Lot

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### Land :

Nestled in the most scenic part of Wood County, Texas, this ranch offers breathtaking views and rolling topography that enhance its natural beauty. Expansive fields of lush Coastal Bermuda stretch across the landscape, complemented by picturesque lakes and ponds around nearly every corner. A well-maintained road system provides easy access throughout the property, while over 10 miles of scenic hiking and riding trails invite you to explore and enjoy the outdoors.

### Water:

The ranch boasts nine meticulously managed lakes complemented by several smaller ponds, creating an exceptional aquatic landscape. Ideally situated along two major creek systems Red Branch and Mill Race, the property benefits from Wood County's consistently flowing surface waters, which sustain clear, healthy fisheries and marshes year-round.



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### Fishing:

The property encompasses more than 250 acres of surface water. Creating an exceptional habitat for both trophy largemouth and crappie fishing. Among these, nine large, well-managed lakes provide world class largemouth bass fishing opportunities. Each equipped with docks and boats reserved for members. Trophy-sized, double-digit fish are caught on the ranch frequently, making it a true fisherman's paradise.



### Hunting:

In addition, Cross Pines Ranch features multiple wetland preserve areas that provide outstanding opportunities for waterfowl hunting. The property is equipped with strategically placed bow stands and hunting blinds, each accompanied by feeders in designated rifle-hunting areas. For shooting, the ranch also includes a well-designed gun range for rifles and pistols, as well as a five-stand skeet range for shotgun practice.



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## Club House:

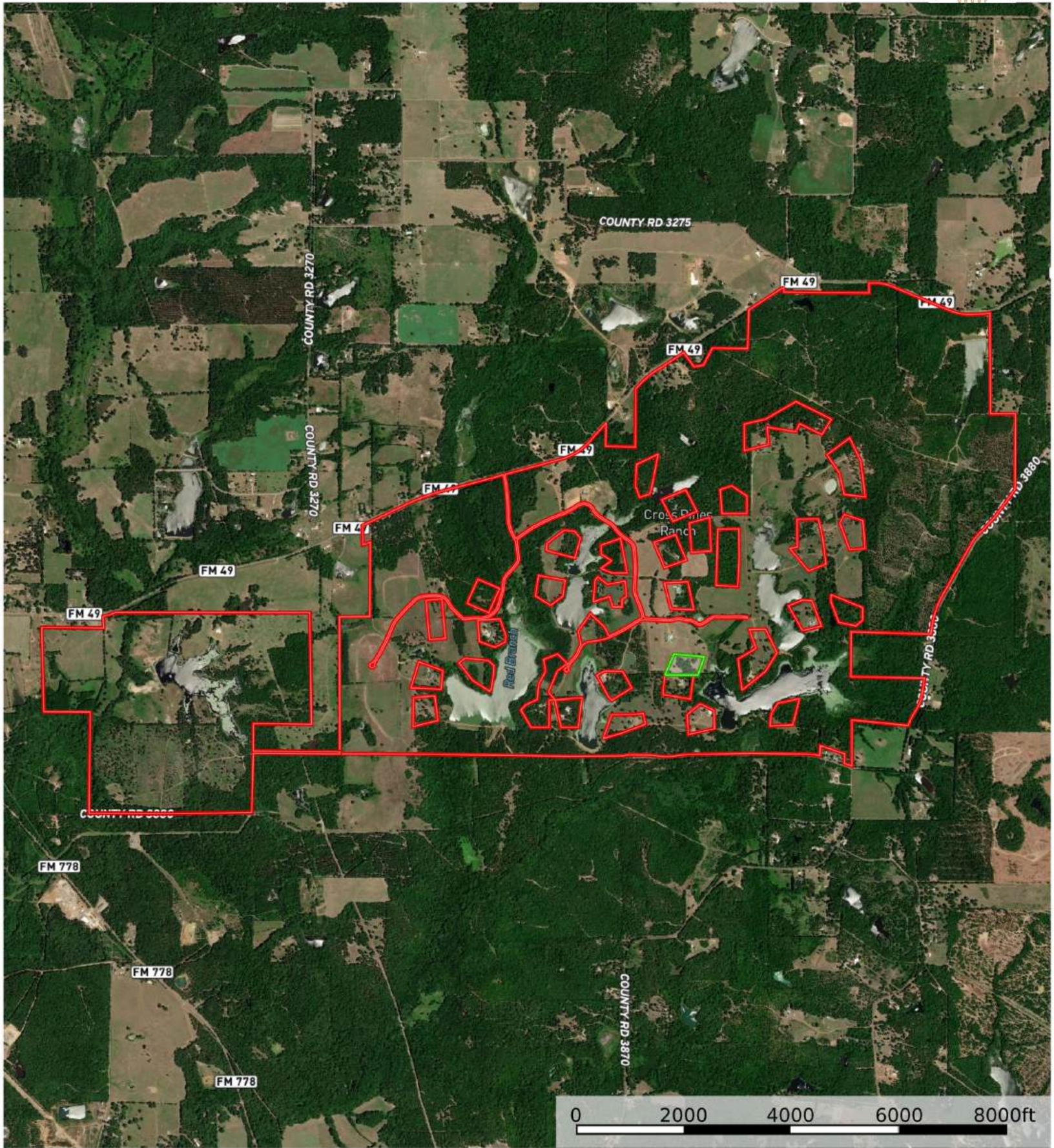
The club house offers approximately 5,000 square feet of indoor and outdoor entertaining and dining space. It features a fully equipped kitchen, luxurious living areas, a billiards room, and expansive wraparound porches that overlook the high bluff with views of the pool and outdoor grilling area. Additional amenities include a cozy library for reading, a fitness room, and an inviting outdoor fire pit for gathering and relaxation.



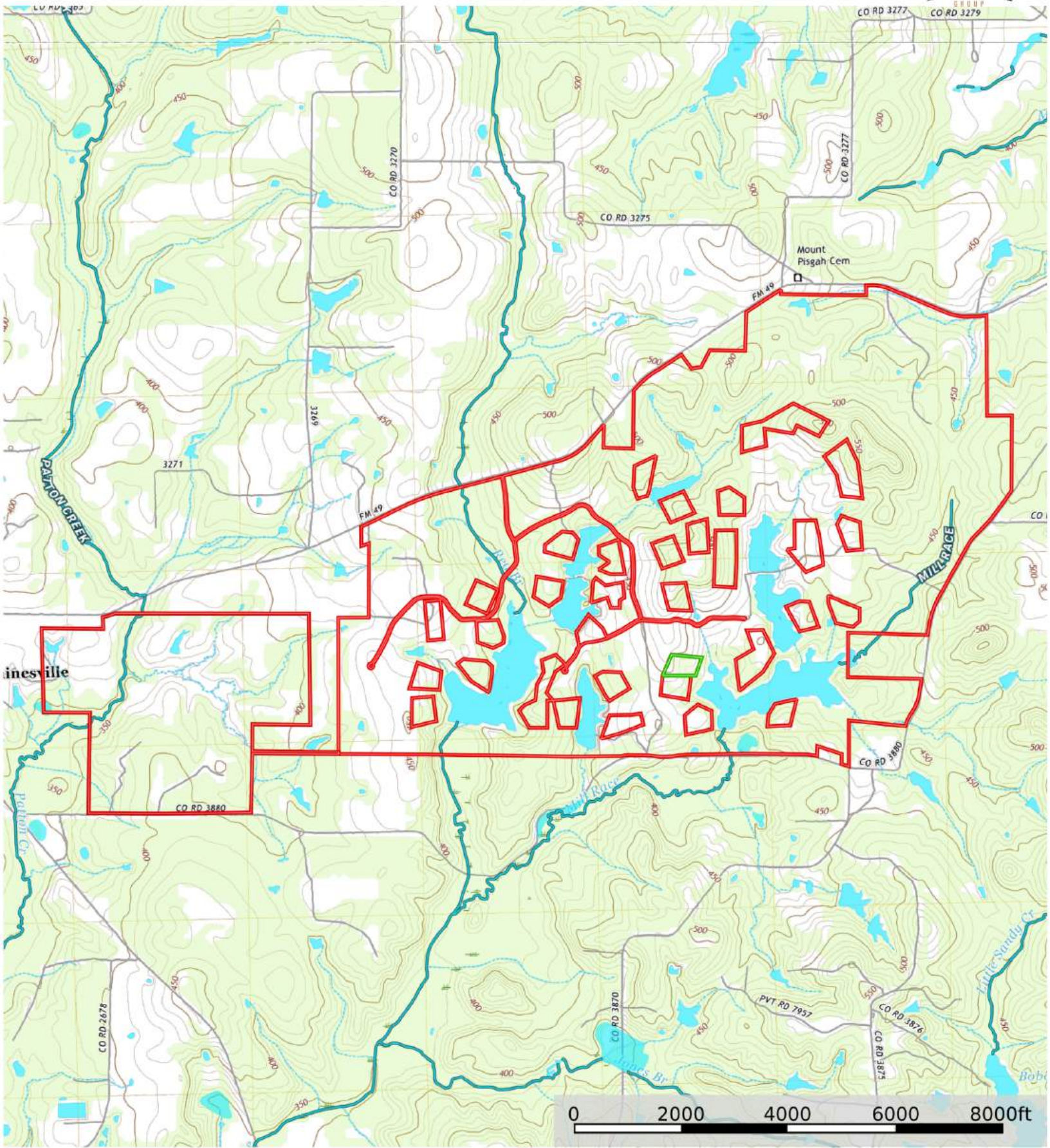
## Equestrian Center:

The approximately 9,000-square-foot barn features nine stalls and a tack room, opening directly onto an outdoor riding arena and several turnout pastures. Cross Pines Ranch maintains its own horses but also offers boarding for members' horses. Above the equestrian barn, members enjoy access to a comfortable bunkhouse complete with a kitchen, living room, and accommodations for up to four guests.





Boundary 11    Boundary 211    Boundary



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