

Pelican Lake Ranch
2184 Deep Creek Rd
Seymour, TX 76380

\$1,299,999
235.9± Acres
Baylor County



Pelican Lake Ranch
Seymour, TX / Baylor County

SUMMARY

Address

2184 Deep Creek Rd

City, State Zip

Seymour, TX 76380

County

Baylor County

Type

Hunting Land, Residential Property, Ranches, Recreational Land,
Single Family

Latitude / Longitude

33.490321 / -99.126185

Taxes (Annually)

\$1,226

Dwelling Square Feet

2,082

Bedrooms / Bathrooms

3 / 2.5

Acreage

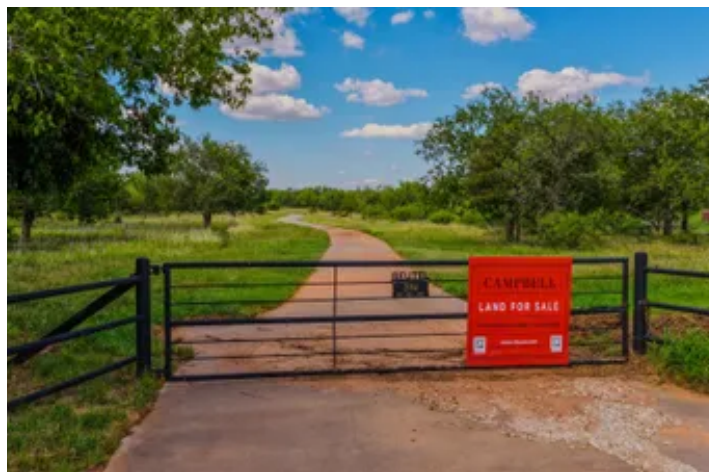
235.9

Price

\$1,299,999

Property Website

<https://cfreland.com/detail/pelican-lake-ranch-baylor-texas/99948/>



PROPERTY DESCRIPTION

Pelican Lake Ranch embodies the finest in ranch living and recreational retreat in Baylor County, North Texas. Ideally located between Seymour and Megargel, this exceptional property offers a rare blend of luxury, scenic natural beauty, abundant wildlife, productive cattle country, and premier hunting opportunities. Equally suited for a full-time residence or a private weekend getaway, the ranch is set within the picturesque Rolling Plains and is accessed through a gated entrance and paved driveway leading to the home, with underground electrical service preserving the property's clean, unobstructed aesthetic. A new survey has been recently obtained reflecting 235.9 acres.

The home sits on a slightly elevated setting with a beautifully finished yard that blends rustic ranch character with a clean, refined look. A native stone retaining wall runs along the front edge of the yard, creating a raised terrace that frames the home while adding both structure and visual appeal. The warm tones of the rock complement the stone accents on the house and chimney, tying the exterior together.

At the top of the stone terrace, a decorative wrought-iron fence encloses the yard, adding charm while maintaining open views of the surrounding landscape. The fence follows the contour of the stonework and includes a central walkway that leads toward the home. A paved drive-up area connects seamlessly to the garage, and a rocked courtyard at the front creates a warm and distinctive entry. Just north of the residence, a separate 360-square-foot storage building provides excellent additional space for equipment, tools, or recreational gear.

The house features a stucco exterior with stone accents, a standing-seam metal roof, and a prominent stone chimney that anchors the outdoor living area. A covered patio supported by rustic wood posts extends along the back of the home, providing shaded space for outdoor dining and relaxation while overlooking the fenced yard and surrounding countryside.

The three-bedroom, two-and-one-half-bath home showcases quality craftsmanship and thoughtfully selected finishes throughout. An open floor plan allows the kitchen and living room to flow seamlessly, with the dining area conveniently situated off both spaces for easy entertaining. A bar positioned between the kitchen and living room adds additional seating and gathering space. Granite countertops, tile walk-in showers, and quality materials reflect attention to detail and lasting design. One guest bedroom includes a Murphy bed, allowing the space to function efficiently while remaining flexible for guests or office use. A stereo sound system enhances the living area, and a central vacuum system adds convenience and practicality.

The residence is fully furnished with premium, high-end furniture in a distinctive hunting theme. The decor includes impressive exotic animal head mounts, a full-body mount, and rugs that create a striking yet cohesive lodge-style atmosphere. These furnishings are available at a separate negotiated price.

Spanning 235.9 acres, the ranch offers exceptional recreational appeal for nature enthusiasts and hunters while also functioning as a productive cattle operation. A scenic 7-acre lake (when full) serves as the property's centerpiece and is stocked with largemouth bass and blue catfish, providing excellent fishing opportunities. Blue herons nest in trees rising directly from the lake, and pelicans have been seen gliding across its open water. Seasonal creeks wind through the ranch, enhancing surface water and contributing to a thriving wildlife habitat. Native grasses and healthy tree cover further support whitetail deer, hogs, turkey, and other small game throughout the property. In addition to the main lake, two additional tanks provide supplemental water, including one located just behind the home off the covered patio.

A water well with an enclosed well house supplies the home's sprinkler system, and the ranch is equipped with three hunting blinds and multiple feeders that will convey with the sale. Productive native and improved grasses, well-distributed water sources, and accessible terrain create a practical setup for livestock management. The balance of pasture, water, and usability makes this ranch equally appealing for the cattle producer, investor, or recreational landowner seeking long-term enjoyment.

-- RESIDENTIAL IMPROVEMENTS --

- Home ~ built in 2008; 2,082 sqft; 3 beds/2.5 baths

- Interior Features ~ granite countertops, wood floors, tile showers
- Yard ~ wrought iron fencing; rock courtyard; back covered patio; drip irrigation system
- Utilities ~ rural water and electric (underground); central HVAC; heat pump
- Driveway/Garage ~ paved from gate to house; 2-car garage w/ paved parking area; electric garage door w/remote
- Furniture & Appliances ~ high-end furnishings, decor & appliances negotiable w/ sale

-- OTHER IMPROVEMENTS --

- Storage Building ~ 360 sqft
- Fencing ~ 6-strand perimeter barbed wire

-- WATER, COVER & TERRAIN --

- Surface Water ~ 7 ac lake (when full); Two tanks, less than .5 ac
- Elevation ~ 50 ft of elevation; rolling S to N
- Tree Cover ~ 100% wooded; mostly Mesquite
- Underbrush ~ Tasajillo, Prickly Pear, Yucca
- Native Grasses ~ variety of native grasses
- Soil ~ Leeroy clay, Clairemont silt loam, Vernon clay, Enterprise very fine sand loam, Aspermont silty clay

-- MINERALS & WIND --

- O&G Production ~ no active production
- Pipelines ~ no pipelines on the property
- Wind & Solar Rights ~ 100% wind & solar rights convey
- Mineral Rights ~ 100% owned mineral rights convey

-- ACCESS & DISTANCES --

- Access ~ wrought iron gate at Deep Creek Rd
- Road Frontage ~ .5 mi Deep Creek Rd
- Nearby Rivers ~ less than 1 mi N of the Brazos River
- Nearby Towns ~ 15 mi SE of Seymour; 15 mi NW of Megargel
- Major Cities ~ 63 mi SW of Wichita Falls; 115 mi NE of Abilene; 132 mi NW of Ft. Worth
- Airport ~ 16 mi SE of Seymour Mun Airport, 66 mi SW of Wichita Falls Mun Airport; 146 mi NW of DFW Int Airport

AGENT COMMENTS: A rare opportunity to own a property of this caliber in Baylor County, Pelican Lake Ranch offers the perfect blend of refined country living, exceptional recreational appeal, and a well-equipped cattle operation across 235.9 acres. A new survey is now available! Call today to schedule your private showing.

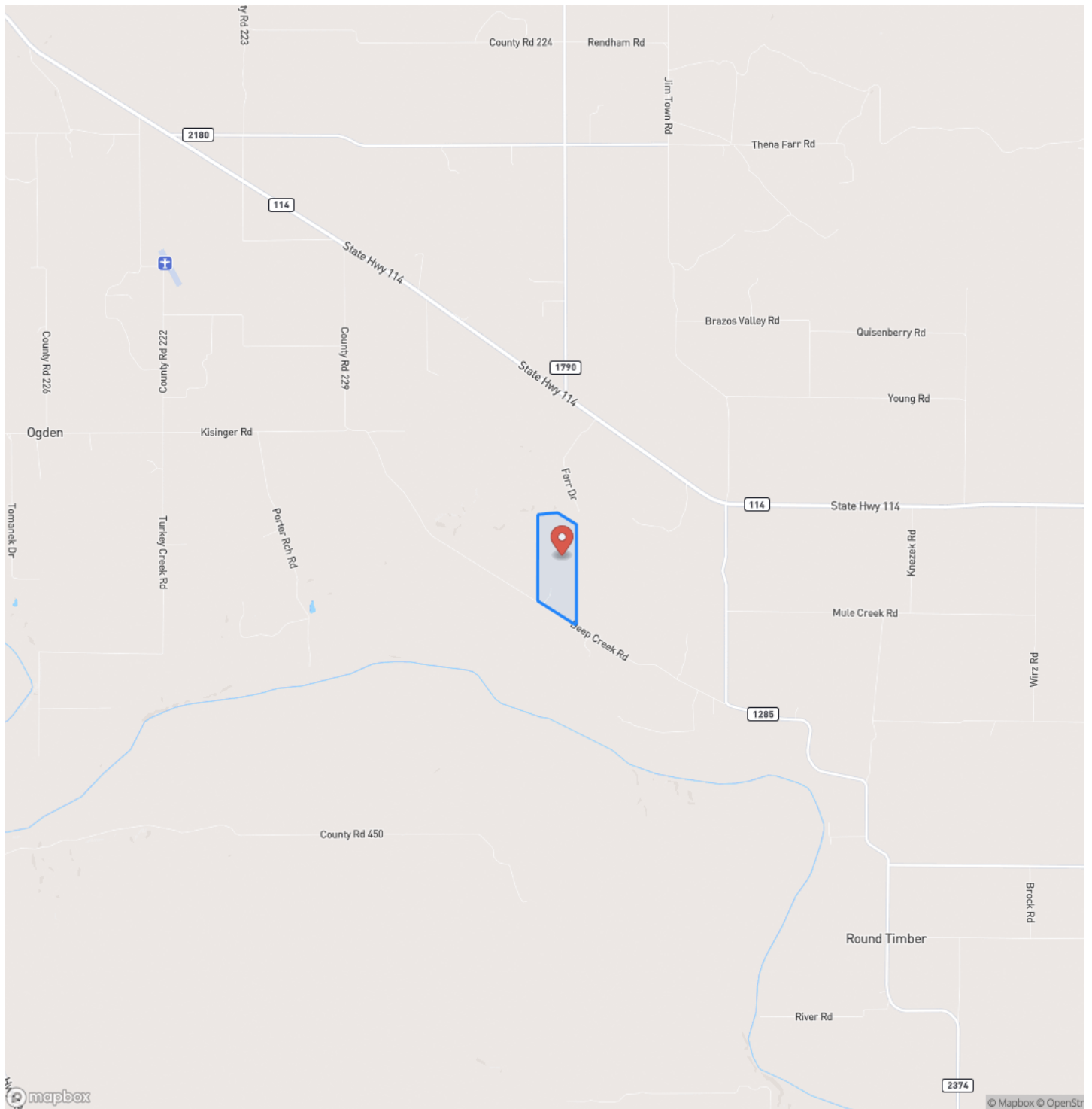
Listing Agent -- Kathy Bailes [\(940\)-256-4958](tel:940-256-4958)



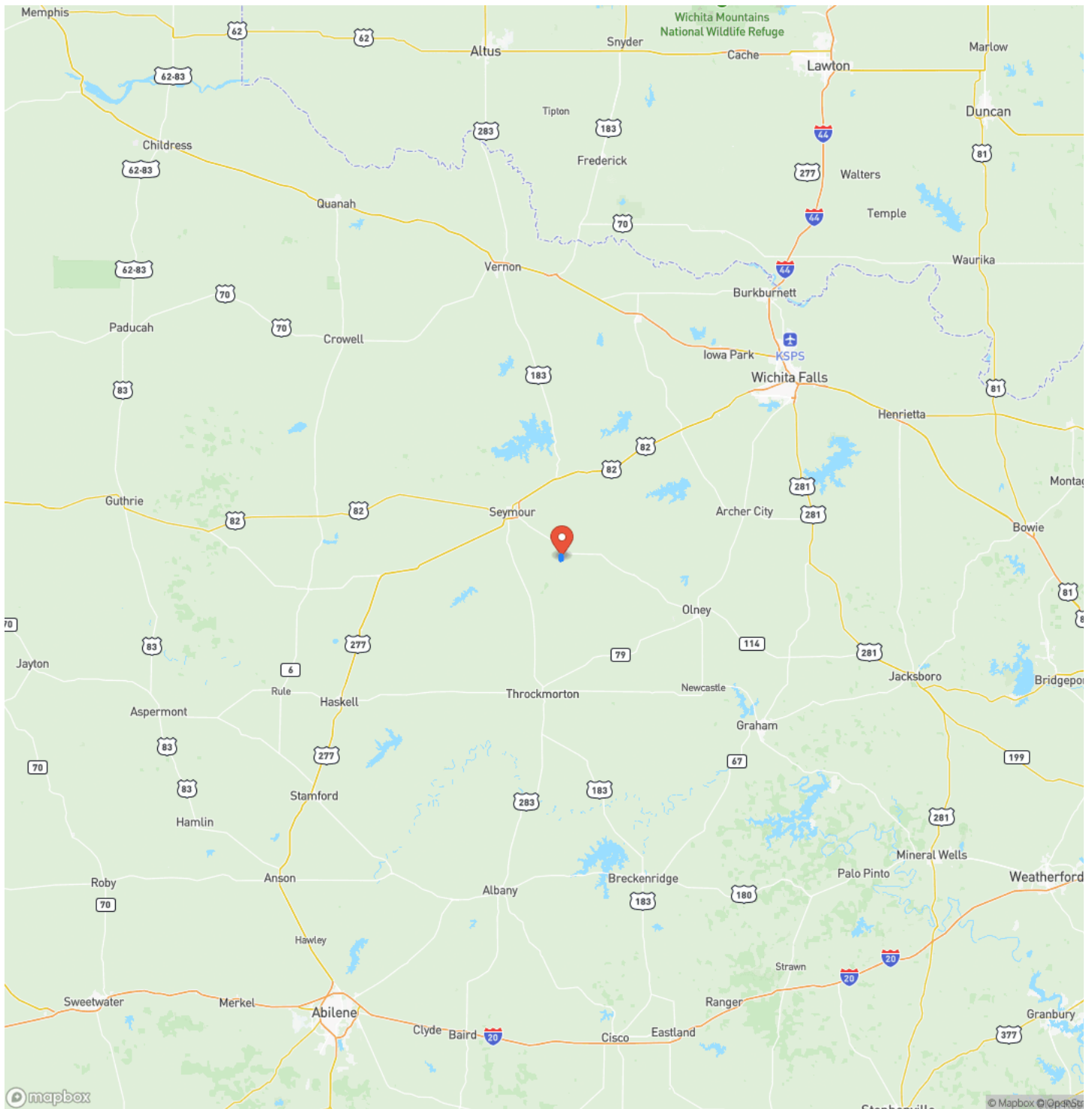
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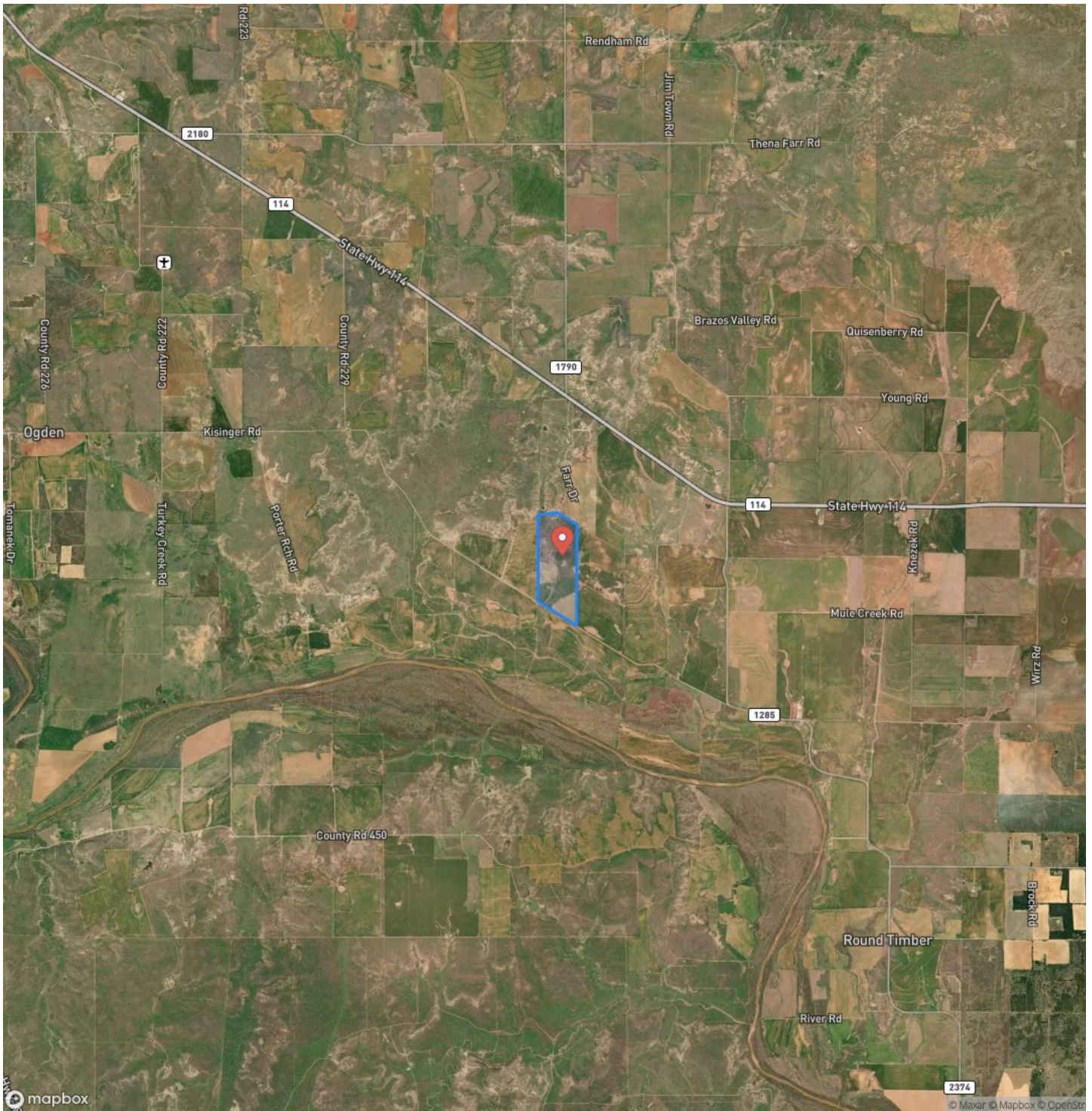
Locator Map



Locator Map



Satellite Map



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