

\$5,490,000 - 979 County Road 3277 Road, Quitman

MLS® #20969710

\$5,490,000

4 Bedroom, 3.20 Bathroom, 6,660 sqft

Residential on 276.40 Acres

none, Quitman, TX

Woodland Ranch, a 276-acre recreational, fishing, hunting, timber, horse, & cattle ranch found in the Piney Woods Region of East Texas in Wood County near Quitman. The Ranch is one of a kind Lifestyle Property featuring a lakefront estate home, two lakefront guest houses & a lake view guest house. This ranch has left no stone unturned. Improvements have been thoughtfully curated, turning a blank canvas into a recreational & ranching retreat to enjoy the best of country & outdoor living. A winding drive through the woods leads to a manicured hay & horse pasture, where the ranch headquarters shop opens to a grand view of the trophy bass lake and the stunning main house. From the main house view the cross-fenced pastures, the lake, stock ponds, other fishing ponds, and the 5400 SF barn featuring a workshop area, six-car garage & golf simulator area. The main home also features a beautiful saltwater pool & spa & a double grill outdoor kitchen & firepits. The ranch has a trail network around the property creating hours of trail walking, horseback or ATV riding. The 2013-built guest house is ideal for accommodating family & friends or serving as ranch manager's quarters. There are two other guest homes on the property, built in 2018 and 2020, both designed for style and comfort. These guest homes overlook a trophy fishing pond, which has two docks. The property also features a large equipment barn & a hay barn with working pens & water, & several other stocked



fishing ponds with docks. The large 15-to 16-acre lake has been managed for trophy bass for years with regular supplemental baitfish stocking. The main lake has a large dock with boat slips, lights, decking for sunbathing, lake aerators, and more. Right on shore next to the dock is a modern cabana with electricity, fireplace, fire pit, table, outdoor kitchen, fans & drop-down sunshades. The ranch is a year-round retreat that offers luxury living and a range of outdoor activities, including hunting, fishing, and more

Built in 1996

Essential Information

MLS® #	20969710
Price	\$5,490,000
Bedrooms	4
Bathrooms	3.20
Full Baths	3
Half Baths	2
Square Footage	6,660
Acres	276.40
Year Built	1996
Type	Residential
Sub-Type	Farm
Style	Traditional
Status	Active Under Contract

Community Information

Address	979 County Road 3277 Road
Subdivision	none
City	Quitman
County	Wood
State	TX
Zip Code	75783-5339

Amenities

Utilities	All Weather Road, Asphalt, Electricity Connected, Gravel/Rock, Outside
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City Limits, Rural Water District, Septic, Sewer Not Available, No Sewer, No City Services, Private Sewer

# of Garages	3
Garages	Circular Driveway, Concrete, Drive Through, Driveway, Electric Gate, Garage Faces Rear
Is Waterfront	Yes
Waterfront	Dock â€œ Covered, Lake Front, Creek, Lake Front â€œ Main Body
Has Pool	Yes
Pool	Gunit, Heated, In Ground, Outdoor Pool, Private, Salt Water

Interior

Interior Features	Built-in Wine Cooler, Decorative Lighting, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
Heating	Central, Electric, Fireplace(s), Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Wood Burning

Exterior

Exterior Features	Boat Slip, Built-in Barbecue, Covered Porch(es), Fire Pit, Outdoor Kitchen, Outdoor Living Center, Stable/Barn, Storage, Outdoor Grill
Lot Description	Acreage, Irregular Lot, Landscaped, Lrg. Backyard Grass, Many Trees, Pasture, Sprinkler System, Oak, Rolling Slope, Water/Lake View
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Quitman ISD
Elementary	Quitman
High	Quitman

Listing Details

Listing Agent	Carroll Bobo
Listing Office	United Country Legacy Land Company

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