



# WHITE OAK CREEK RANCH

Titus & Morris Counties, TX | 1252 ± ACRES

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## THE RANCH

The White Oak Creek Ranch is an incredible recreational and cattle ranch located just outside Omaha, TX in both Morris and Titus counties. The ranch offers premier fishing on multiple stocked fishing lakes and ponds as well as deer, hog, and duck hunting opportunities.



The White Oak Creek Ranch was designed to offer the very best when it comes to raising and selling livestock. This cross-fenced property is currently being used as a yearling operation with certified weigh scales, a loading chute, cattle pens, and sorting pens already in place. The stocking capacity for yearlings grazing March through September is approximately 1,250 animal units. Prior to this year, the ranch ran a cow/calf operation, stocking 500+ head of cows, and back-grounding home-raised beef for online sales. Excellent water access in every pasture makes it easy for livestock to be regularly rotated and groups sorted. The pastures have been well managed with the assistance of the University of Arkansas Agri Division. The property provides plenty of forage production for grazing and harvest. You can expect to produce a minimum of 4 round bales of hay per acre. Being conveniently located less than 5 minutes off I-30, this ranch is ideal for transporting cattle.















## LOCATION

Conveniently located two hours east of Dallas, 20 minutes from Mount Pleasant, and just 10 minutes from Omaha, TX, the ranch is ideally located to amenities while maintaining seclusion.

## TERRAIN

White Creek Oak Ranch features gently sloping hills, lush pastures, fertile soils and great drainage. \*This property is also available to be divided into a 780 or 472 acre parcel.

## WILDLIFE

In addition to the great fishing found on the ranch there are also numerous hunting opportunities for whitetail deer, waterfowl, dove, and hogs. White Oak Creek Wildlife Management Area borders the ranch on the north creating a year-round haven for a plethora of wildlife in the area. The property has been managed for years under an MLD program for whitetail deer allowing for extended hunting seasons and additional deer harvests. Several blinds and feeders have been placed across the property to provide ample hunting opportunities.



## IMPROVEMENTS

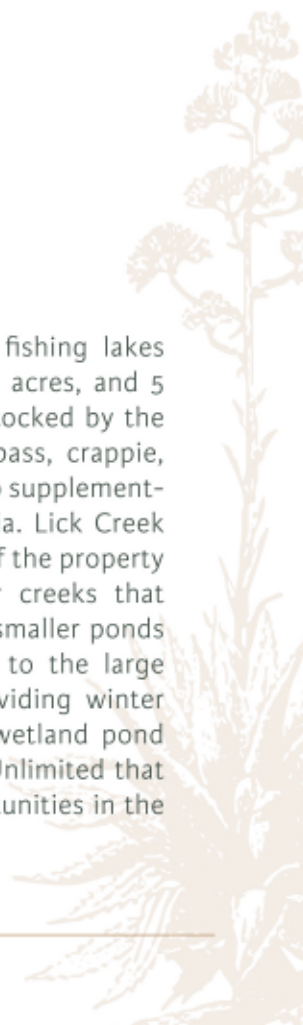
The property features a 1,904 square-foot modular home with three bedrooms and three bathrooms. The home features a rustic interior with vaulted, wood-beamed ceilings in the kitchen and living area, two stone fireplaces, and a spacious back porch overlooking one of the large stocked fishing lakes. The ranch also features a ranch foreman's house, a large equipment barn, working corrals, and cattle pens. There is a water well, in addition to Western Cass Water Supply, providing water to the improvements on the property.

## MINERALS

Surface Sale Only.

## WATER

The ranch has three well-stocked fishing lakes that are approximately 40 acres, 15 acres, and 5 acres in size. Each of the lakes is stocked by the TPWD ShareLunker program with bass, crappie, bream, and catfish. The lakes are also supplemented in the spring with stocked tilapia. Lick Creek flows through the western portion of the property as well as numerous wet-weather creeks that traverse the ranch creating several smaller ponds throughout the ranch. In addition to the large fishing lakes and cattle ponds providing winter waterfowl habitat, there is also a wetland pond created in partnership with Ducks Unlimited that allows for waterfowl hunting opportunities in the fall and winter.







## DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.

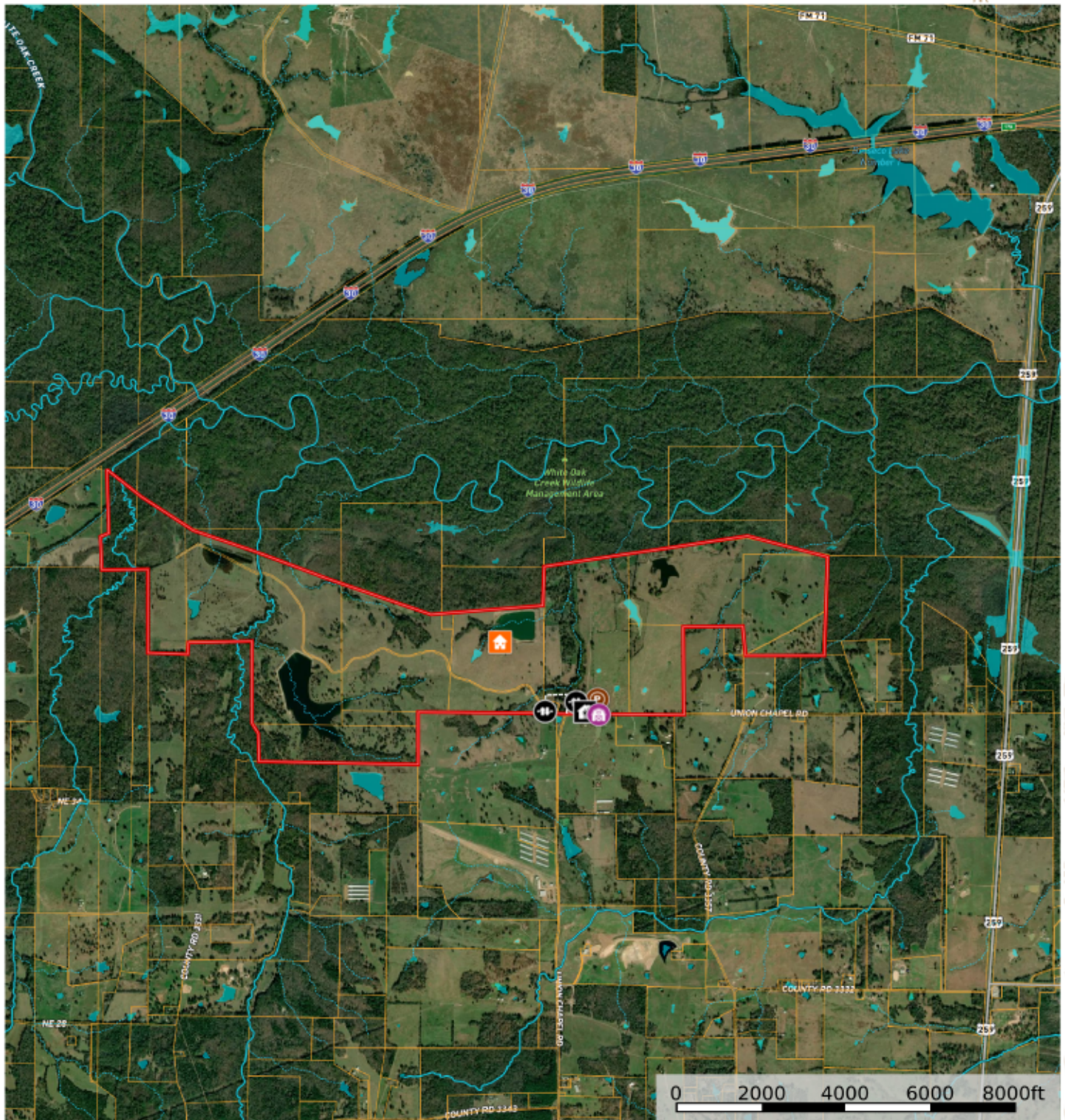




## White Oak Creek Ranch

Morris County, Titus County, Texas, 1252 AC +/-

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House Pens Barn Foreman's House Gate Fence Boundary Stream, Intermittent River/Creek Water Body

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**“A LEGACY OF LAND”**

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