

# GRASSBURR RANCH

A Turn-Key Duck & Deer Hunting Property  
with Engineered Wetlands Near DFW



EXCLUSIVELY LISTED BY **SAM CLAYTON**



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# GRASSBURR RANCH

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# EXECUTIVE SUMMARY

GRASSBURR RANCH



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# GRASSBURR RANCH

## Executive Summary

GrassBurr Ranch is a **fully improved, turn-key duck and deer hunting property** designed for immediate use with no additional capital investment required. The property has been purpose-built to support high-quality waterfowl hunting through engineered wetlands, controlled flooding systems, pumping infrastructure, and strategically placed blinds.

Beyond waterfowl, the property also offers dedicated deer and dove hunting areas, established food plots, permanent stands, and cleared internal access. With paved access to the gate, on-site utilities, multiple water wells, and a newly added hunting cabin, GrassBurr Ranch delivers a rare combination of **elite hunting functionality and regional accessibility**.

Property Details	
Price	\$3,200,000.00
Location	North Texas / TX-OK Border (Near DFW & WinStar Casino)
Property Type	Turn-Key Duck & Deer Hunting Ranch
Waterfowl Infrastructure	8 floodable/drainable sloughs with engineered dikes & pumps
Hunting Assets	5 movable metal duck blinds, 3 new (2026) tower blinds, 2 ladder stands
Residential Specs	New 3-bedroom hunting cabin with back patio & fire pit area
Utility & Storage	30' x 40' shop, enhanced electric with RV hook-ups, 4 water wells
Food Plots	4 established deer plots; (1) 5-acre dove plot
Access & Security	Fully paved to gate; new fencing, entry gates, & gravel drive



# PROPERTY HIGHLIGHTS

## Deer & Dove Hunting Enhancements

- Four (4) established deer food plots
- One (1) established 5-acre dove food plot
- Three (3) new 2026 tower blinds
- Two (2) ladder deer stands
- Rear portion of the property designated for deer hunting

## Waterfowl & Habitat Improvements

- Eight (8) floodable and drainable sloughs with professionally constructed dikes
- Drainage pipes and water control gates for managed flooding and drawdown
- Multiple pumping systems supplying water to duck tanks
- Five (5) brand-new movable metal duck blinds positioned throughout the property
- Cleared and sprayed undergrowth vegetation to improve habitat and visibility

## Infrastructure & Amenities

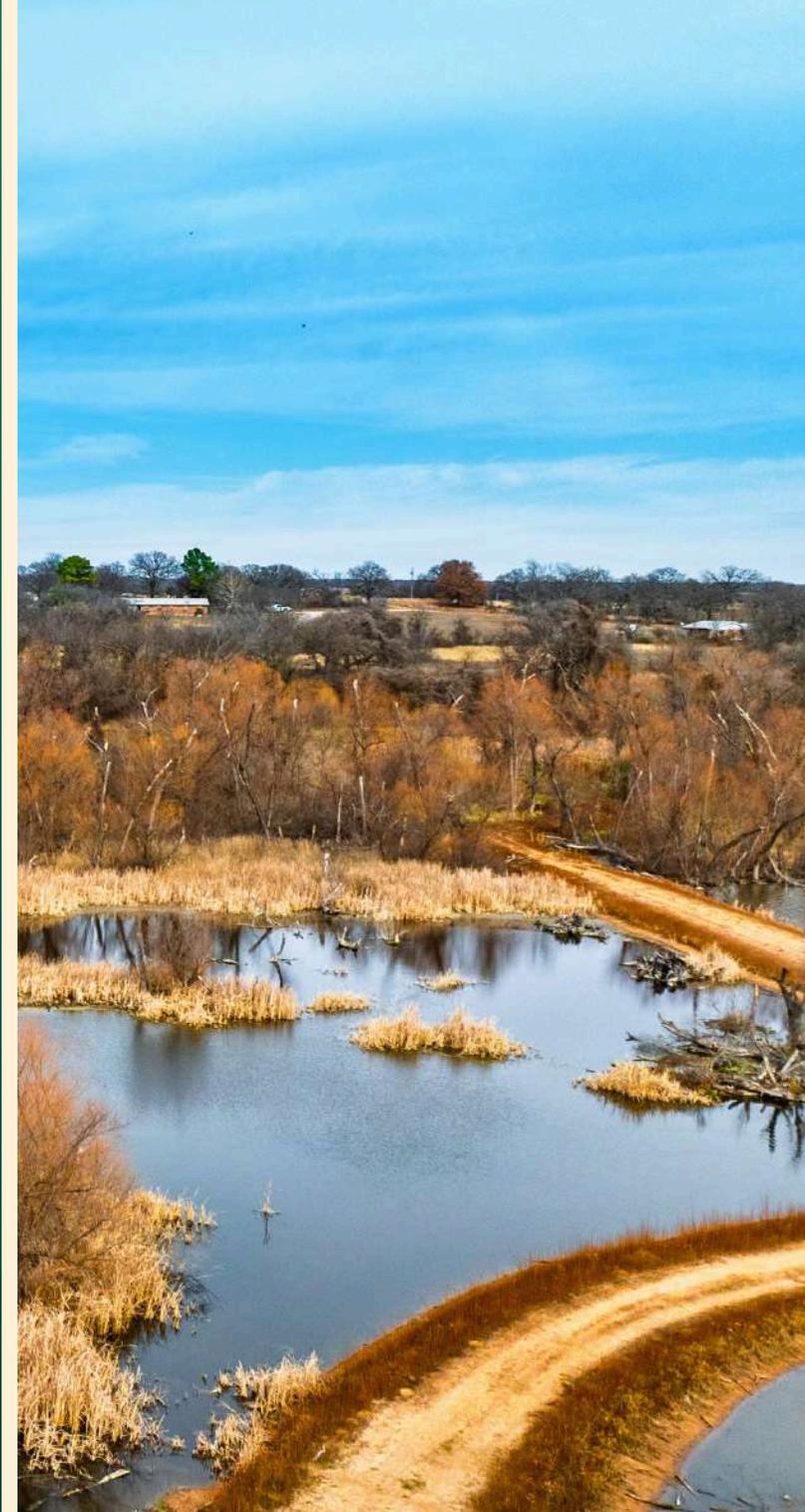
- Newly added 3-bedroom hunting cabin with back patio and fire pit area
- Improved 30' x 40' shop for storage and operations
- Enhanced electrical service with RV hook-ups
- Four (4) fully functional water wells
- New gravel drive and designated parking area
- Cleared hunting trails and perimeter fire lane
- Dedicated hunting dog kennel area
- New entry gates and fencing
- Fully paved access to the property gate with power and water available

# INVESTMENT HIGHLIGHTS

This offering represents a rare, fully improved, turn-key hunting asset with substantial capital already invested into land, water, and infrastructure improvements.

- Complete turn-key duck hunting property with engineered wetlands and controlled water systems
- Eight (8) floodable and drainable sloughs with dikes, drainage pipes, and water control gates
- Multiple pumping systems supplying water to duck tanks, with blinds positioned at each location
- Five (5) brand-new movable metal duck blinds offering flexible hunting configurations
- Dedicated deer and dove hunting areas with established food plots and permanent stands
- Three (3) new 2026 tower blinds and two (2) ladder deer stands already in place
- Newly added 3-bedroom hunting cabin with back patio and fire pit area
- Improved 30' x 40' shop, enhanced electrical service, RV hookups, and four (4) functional water wells
- Internal road system, cleared hunting trails, new gravel drive, and perimeter fire lane
- Fully fenced with new entry gates and a dedicated hunting dog kennel area
- No immediate capital expenditures required—property is ready for immediate use

This property combines recreational utility, hard infrastructure value, and strategic location, making it well-suited for private ownership, group investment, or long-term recreational land hold.



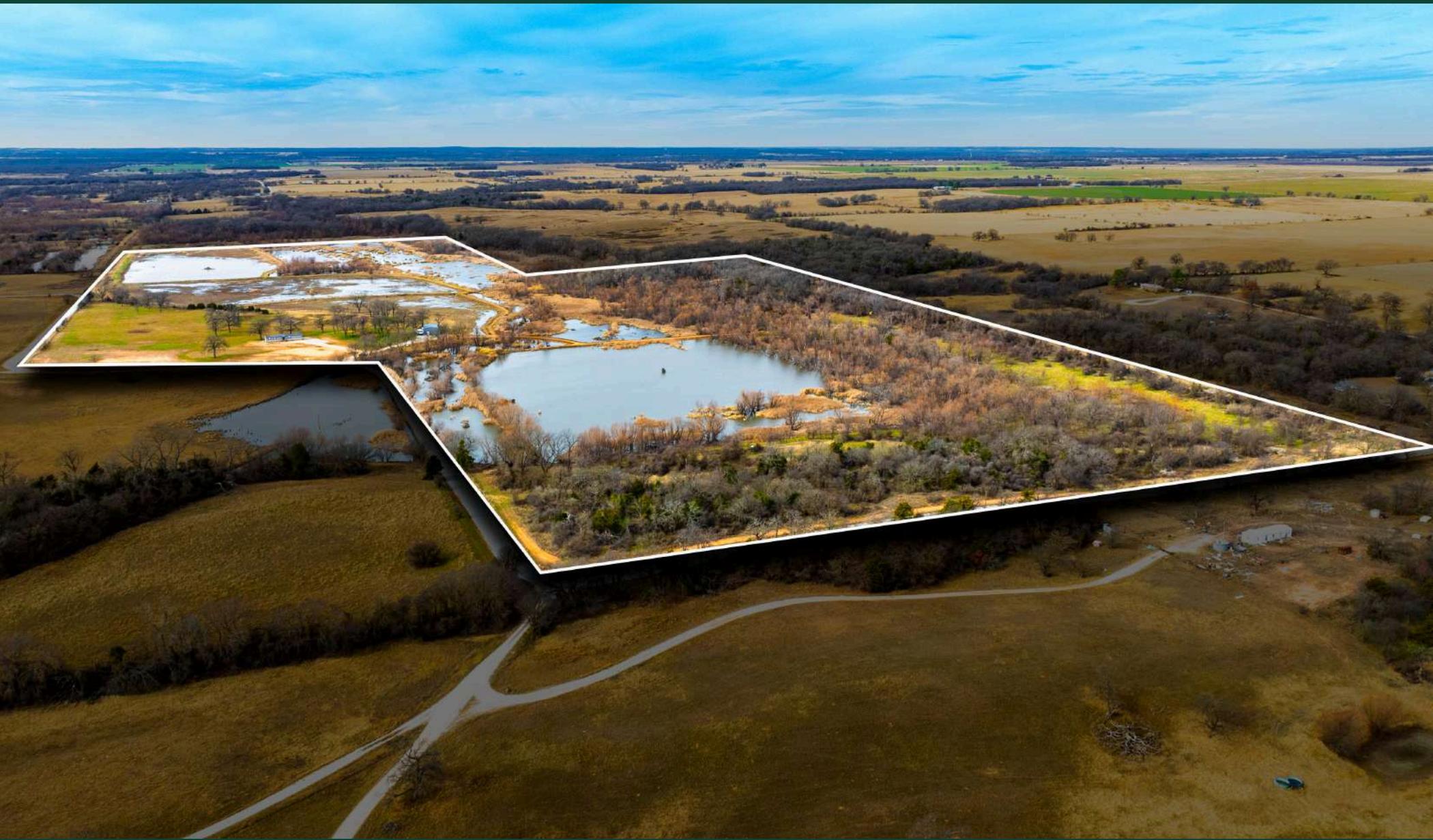
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# PROPERTY PHOTOS

GRASSBURR RANCH

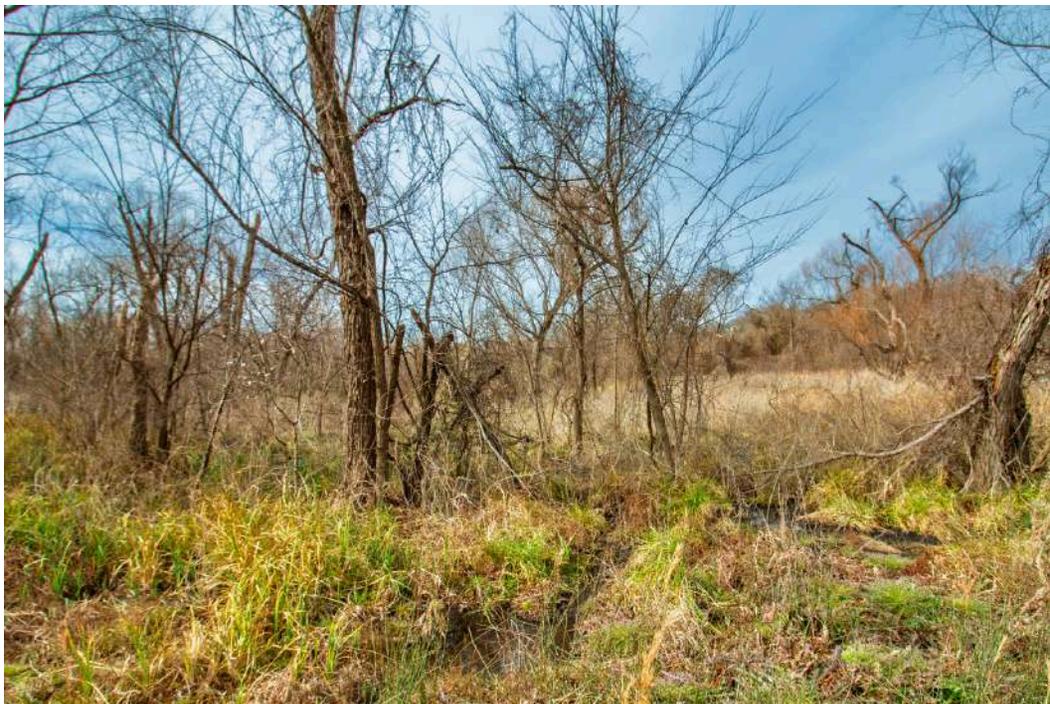


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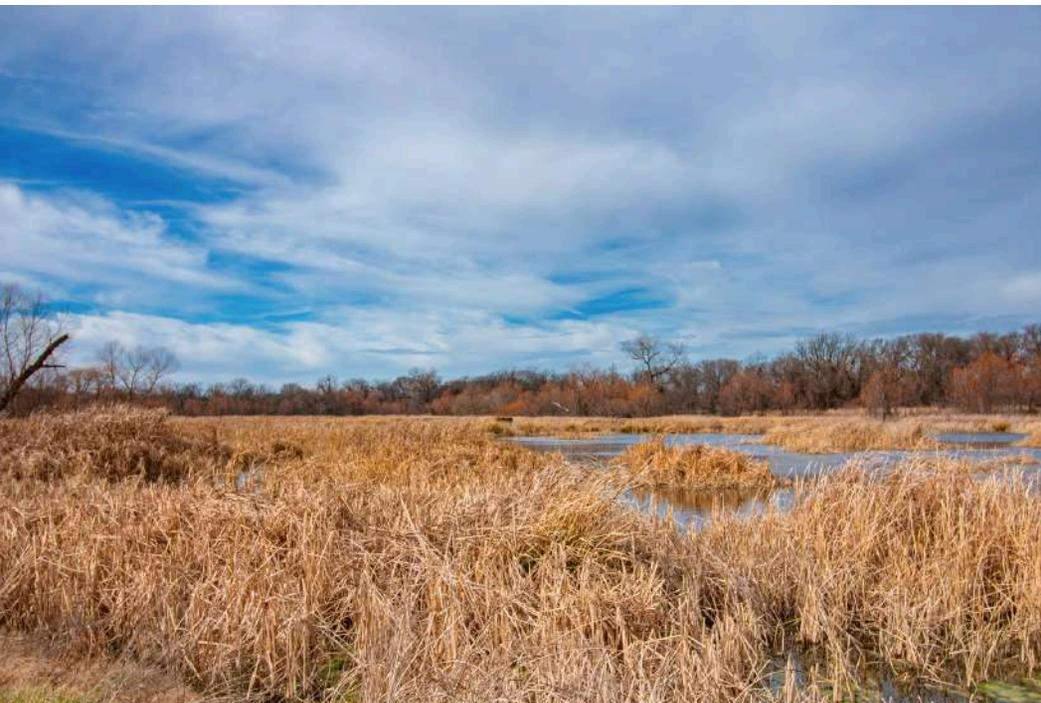


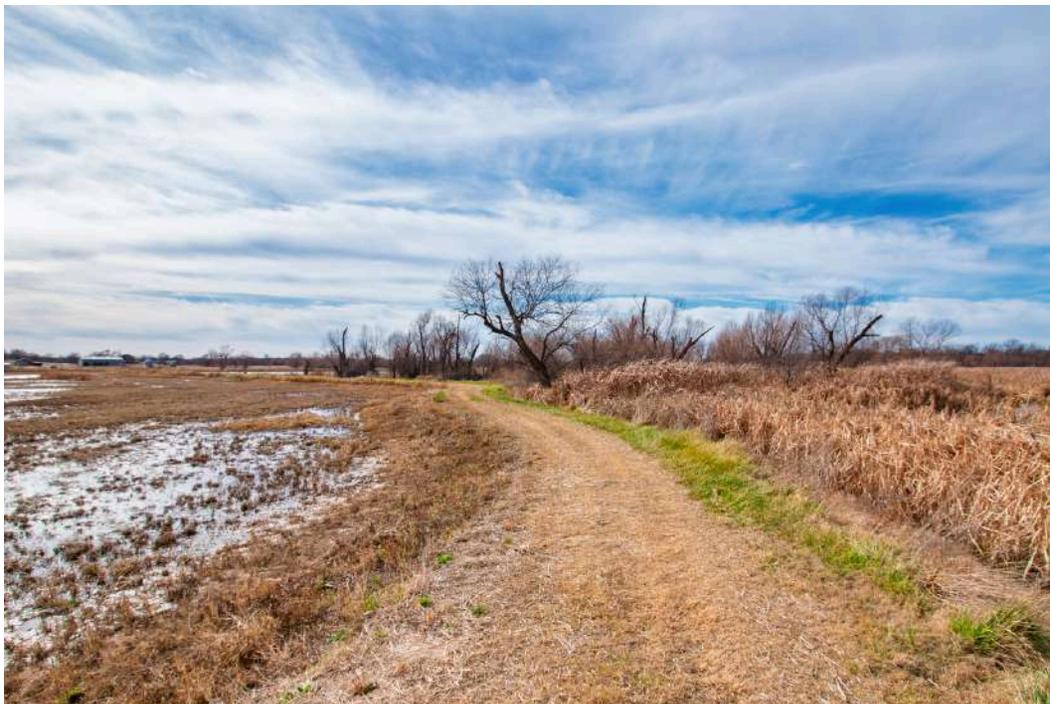


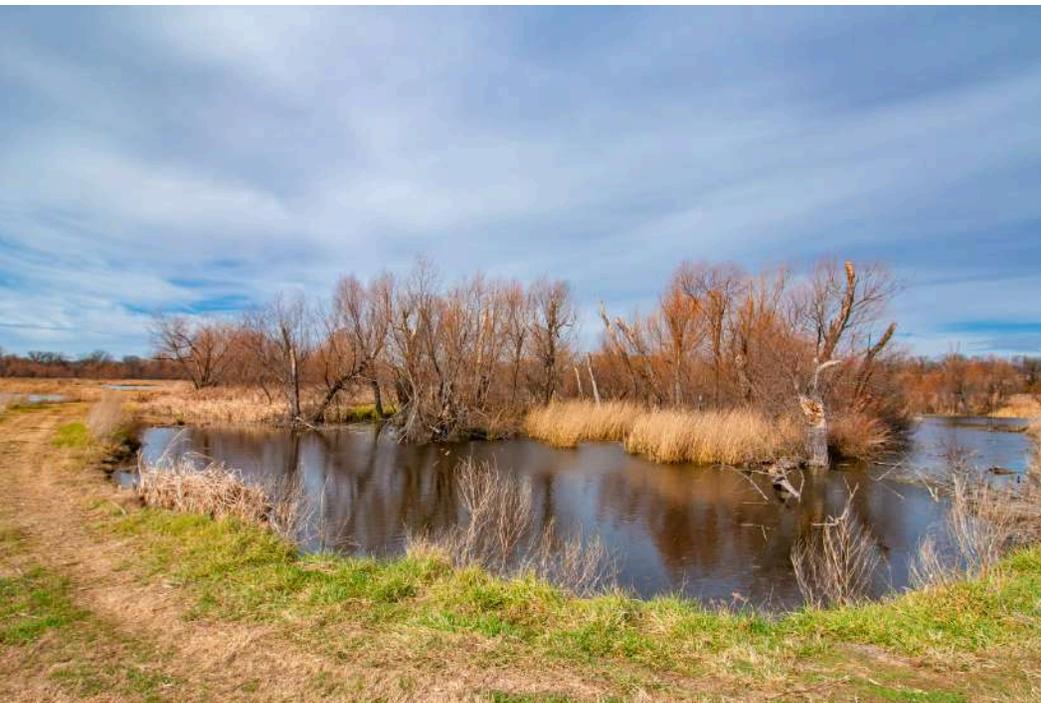


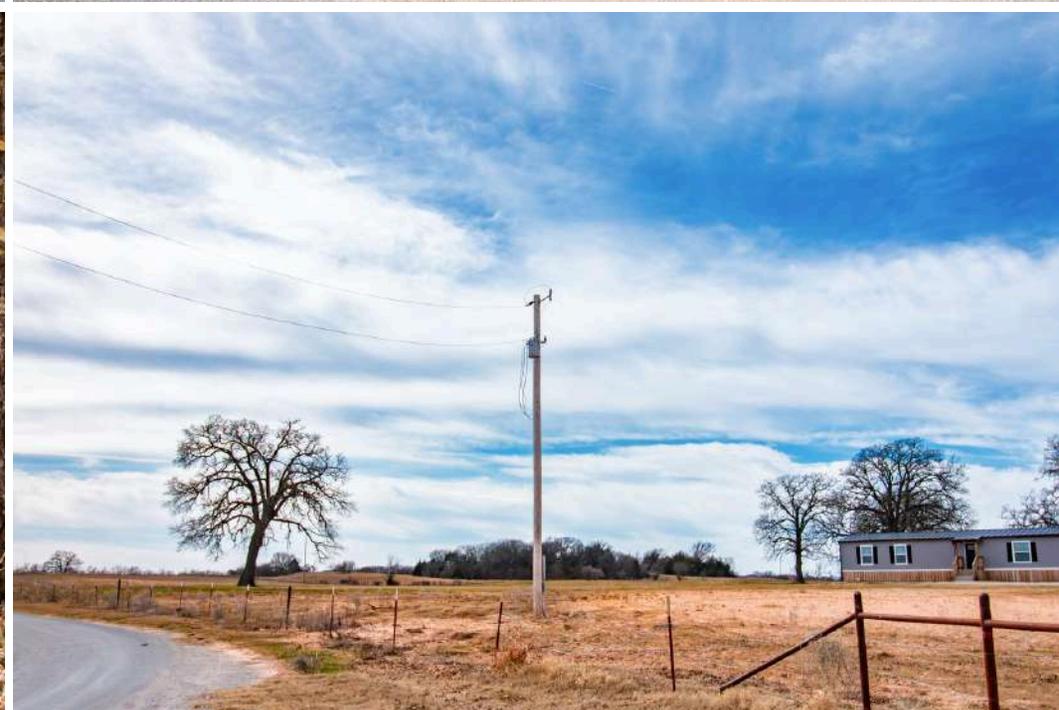




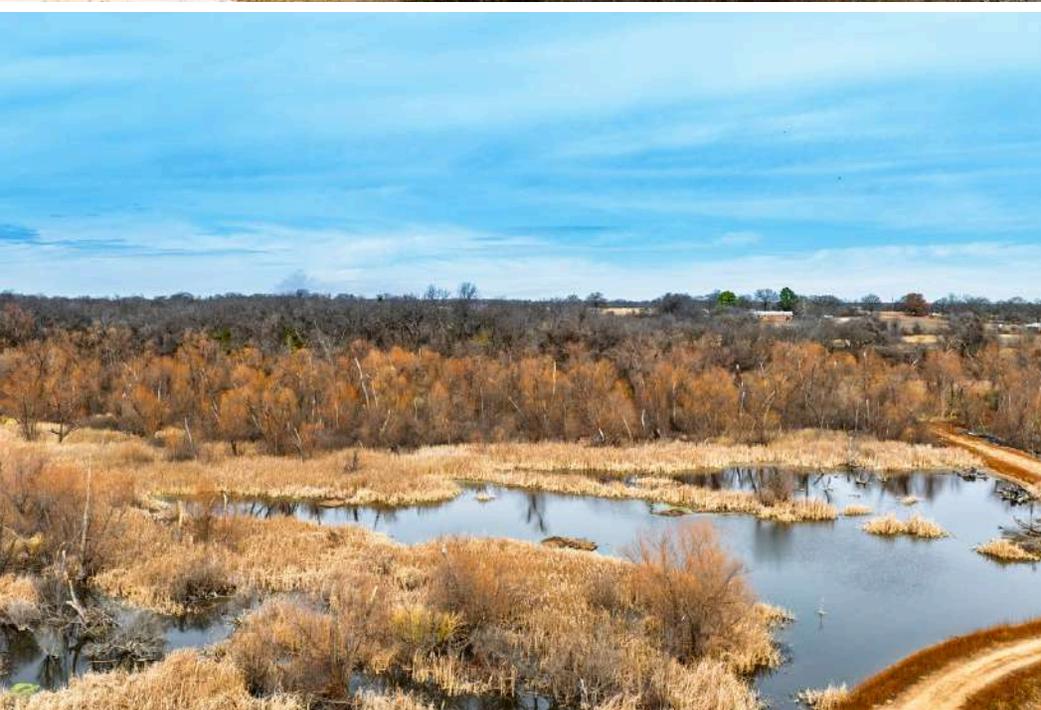


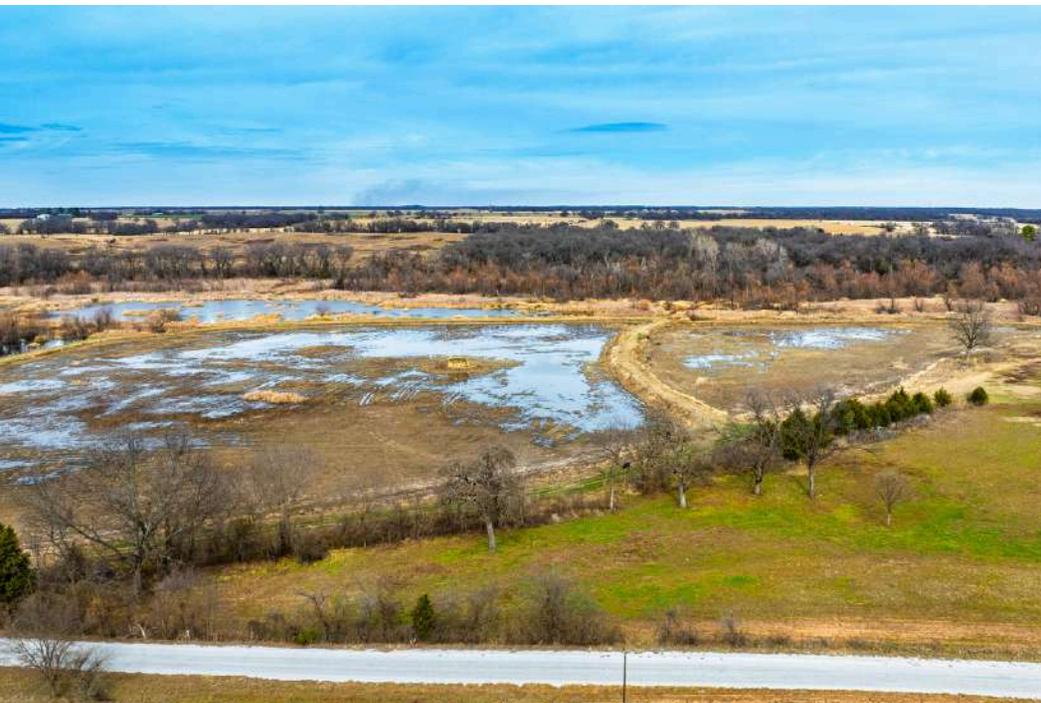


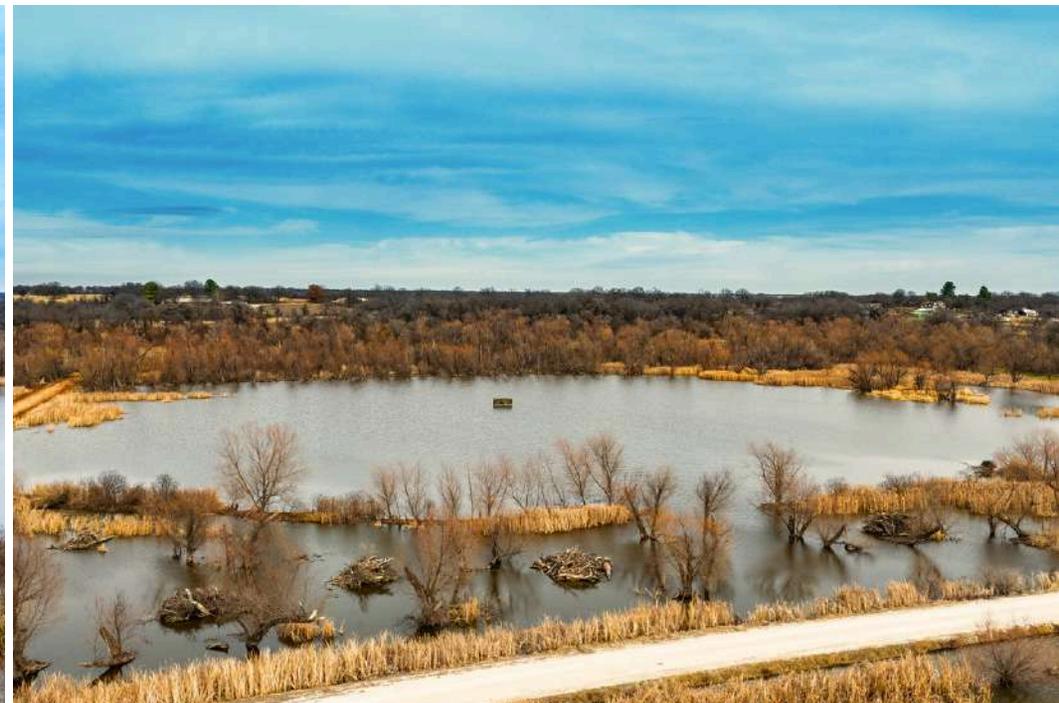




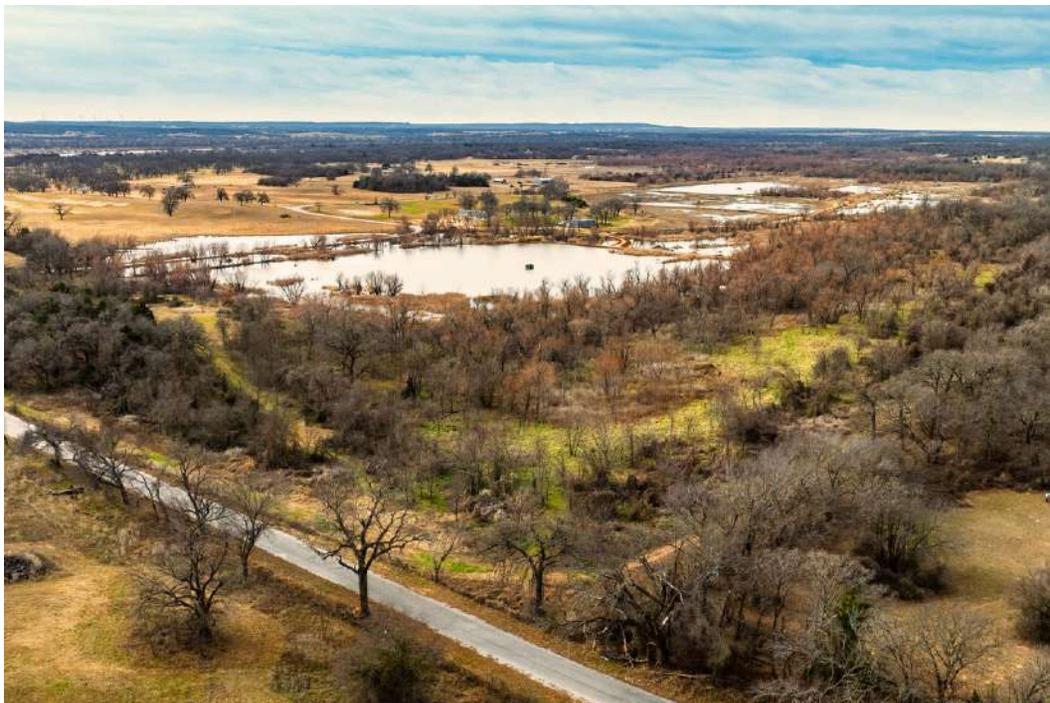












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# LOCATION OVERVIEW

GRASSBURR RANCH



**BROWN & GRIFFIN**  
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**OKC**  
WILL ROGERS  
INTERNATIONAL  
AIRPORT  
~130 mi

OKLAHOMA  
CITY

 **Love County Airport**  
~21 mi

 **Love Valley  
Wildlife Management Area**

McDonald's CIRCLE K  
SONIC FAMILY DOLLAR



 **33,400 AADT (2018)**

BURNEYVILLE

MARIETTA



GAINESVILLE

**DFW** DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT  
~100 mi

FORT WORTH

DALLAS

 **Dallas Love Field**  
~110 mi

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