

TIMBER CREEK RANCH

Timber Creek Ranch is an established conservation legacy ranch, conveniently located only 30 minutes from Beaumont TX and 5 minutes to Wildwood Golf Course!

From corner to corner, this ranch has been developed with conservation in mind. Food plots, numerous trails, deer stands, bat houses, orchards, and much more have been established on this property. The owner has also outfitted the land with man-made brush piles for rabbits, installed bee houses/hives, and built more than 50 hand made bluebird/songbird houses! The forest health has been managed for water, wood, wildlife habitat and plant biodiversity. The homesite boast diverse plant species of all kinds, such as bluebonnets, honey suckles, morning glories, sunflowers, blueberries, chinaberries, grapes and other assorted plants in the orchard and garden.

For these improvement's, the property owner was awarded the Texas A&M Stewardship award in 2013. More recently the property received awards in 2019 and 2022 from the Soil & Water Conservation Districts of Texas for outstanding wildlife conservation. Timber Creek Ranch has benefitted from decades of careful planning and tedious development, and now stands tall as a recognized icon in land management and conservation in the Pineywoods.

A fully rocked winding interior road leads to the stunning 10 Acre homesite, nestled towards the back of the property for complete privacy from the Highway. Surrounded by a sprawling orchard in the middle of this site is the two story, 3 bed 2 1/2 bath, 2,330sqft Satterwhite log style home. This home perfectly compliments the land, with a timeless, authentic feel. The master bedroom boast a bathroom with a jacuzzi tub, and two walk in closets! The kitchen and living room are spacious, with an open concept floor plan, wood fireplace, and tall ceilings that open up into the balcony of the second story. Additionally, a large study is located the first floor, which could easily be converted into a bedroom.

The second story features a small "cross walk study" which leads to a large dedicated bedroom with a beautiful clawfoot, deep water tub. Also located on the second story is a beautiful pool table room! The exterior of this home contains a full wrap-around porch and covered walkway to the garage. This garage space contains a kitchen and living area that could easily be converted into a small guest house. One large barn and one smaller (two bay) shop are located on this ranch as well. The large barn is a metal "pole barn" style building, with a full concrete slab, exterior material racks, and a complete loft that would be ideal for further development. Not only does this ranch back up to a vast 2,000+ Acre expanse of timber company, but only several minutes beyond that parcel is the 10,000+ Acre Big Thicket National Preserve. The Turkey Unit within this Preserve is recognized as one of the most diverse and plentiful wildlife areas in all of East Texas. This ranch itself boasts two ponds, a small creek, and numerous clearings and openings to attract an abundance of game from these surrounding vast uninhabited areas.

Timber Creek Ranch is where thoughtful planning meets rural tranquility. This ranch is truly poised to support the new landowners vision of conservation or to establish their legacy.