



220 *Ranch*





Above: The view from the entrance of 220 Ranch includes the foreman's home and office.



Left: Old Wagon Trail



Right: Plumlee Lake





1,003-ACRE RANCH | COOKE COUNTY, TEXAS

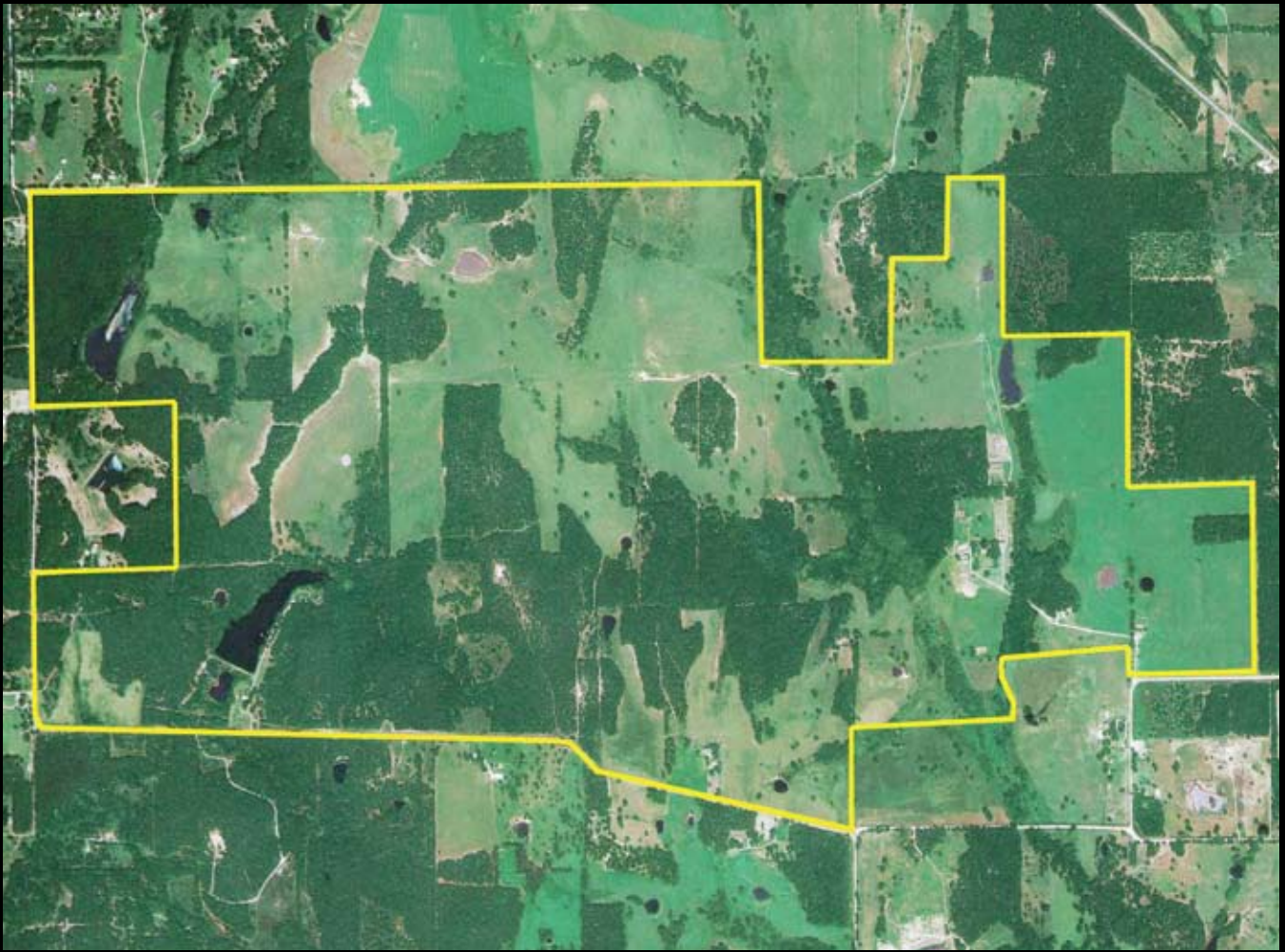
Located in the Golden Rectangle of the Dallas–Ft. Worth Metroplex, within 60 miles of DFW International Airport (between Mountain Springs and Lake Kiowa), you'll find one of the most spectacular ranches of its size remaining in this region of North Central Texas.

The ranch consists of 1,003 acres with a balance of highly improved coastal pastures, hardwood timber, deep sandy loam and elevation changes of more than 200 feet with incredible views. Additionally, there are three large stocked fishing lakes with bass, catfish and crappie, numerous ponds and several live creeks fed year-round by natural springs. Wildlife thrives with an abundance of turkey, deer and waterfowl.

The property's main home sits in a secluded, picturesque setting of mature trees and lush landscaping. It features a large living area with a rock fireplace, as well as three bedrooms. The other areas of the ranch include the foreman's home with an office plus three guest homes, which are currently rented. There are also several outbuildings to accommodate livestock, hay and equipment, reflecting the ranch's history as an income producing hay and cattle operation for decades.

The possibilities of this ranch are almost endless due to its unparalleled position in the crosshairs of the Metroplex, which continues its northward expansion toward the Red River. Its diverse topography, rural water supply, road frontage on three sides and easy access to major highways make this ranch appealing as a corporate retreat, high-fenced exotic game ranch, equestrian community, golf course or simply a private ranch with unbelievable development opportunities.

Regardless of the scope of your plans, this ranch is certainly worth your time to explore. It's an easy drive from Dallas, about 30 minutes north of Denton with easy access to I-35 and Hwy. 377 or the Dallas North Tollway.



DIRECTIONS

220 Ranch is an easy drive from Dallas, about 30 minutes north of Denton between Mountain Springs and Lake Kiowa, south of FM 902 (between I-35 and Hwy. 377).



HISTORY

The 220 Ranch, formerly the main headquarters for the Wolf Creek Ranch, had its beginnings in 1898 when a branch of the McKee family bought 115 acres for "two bales of cotton," according to an old abstract. As stated by a son of the original purchaser, the family first lived in a "shelter" located about 500 yards southwest of the current main house. (The original well still exists, along with the original pond, measuring about 15' square.) About 100 yards north of this location, in a grove of cedars there is a pile of large stones. According to Mr. McKee, this was the original springhouse, a small rock house over a spring where the family refrigerated milk, eggs and butter. Over the years the spring has moved approximately 100 feet downhill, but it still flows as it has continuously for at least 100 years.



In the early 1900s the McKees built a new house, about 300 yards north of the current main house. The new home was in the style of a "dog trot house," consisting of two rooms separated by an open breezeway. (When the Crozier family bought this part of the ranch in the early 1960s, the foundation of the house still existed, with two rooms each about 15' x 18' with a 10' x 12' breezeway.)

According to Mr. McKee, one room was the kitchen and eating area, and the other room was the bedroom for Mr. and Mrs. McKee and their three children. Each room had a rock chimney, one of which still remains in part.

The family tried to raise cotton and other small grains with limited success, but at least during the 1920s and 1930s the crops provided enough for subsistent living. The McKees, like others who had settled in the Cross Timbers, were virtually self-sufficient with cows, chickens, a garden, small game, a couple of mules and a few farm implements.

On the first Saturday of each month, the McKees would hitch the mules to the wagon and go down the wagon trail (which still exists) eight miles into Gainesville where they would spend the day. About the only purchases the family made were flour, sugar, salt and baking powder. Mr. McKee would lounge around on the benches at the courthouse, dipping snuff and talking to other farmers while Mrs. McKee would spend her time with other women, catching up on the news of the day.



HISTORY (continued)

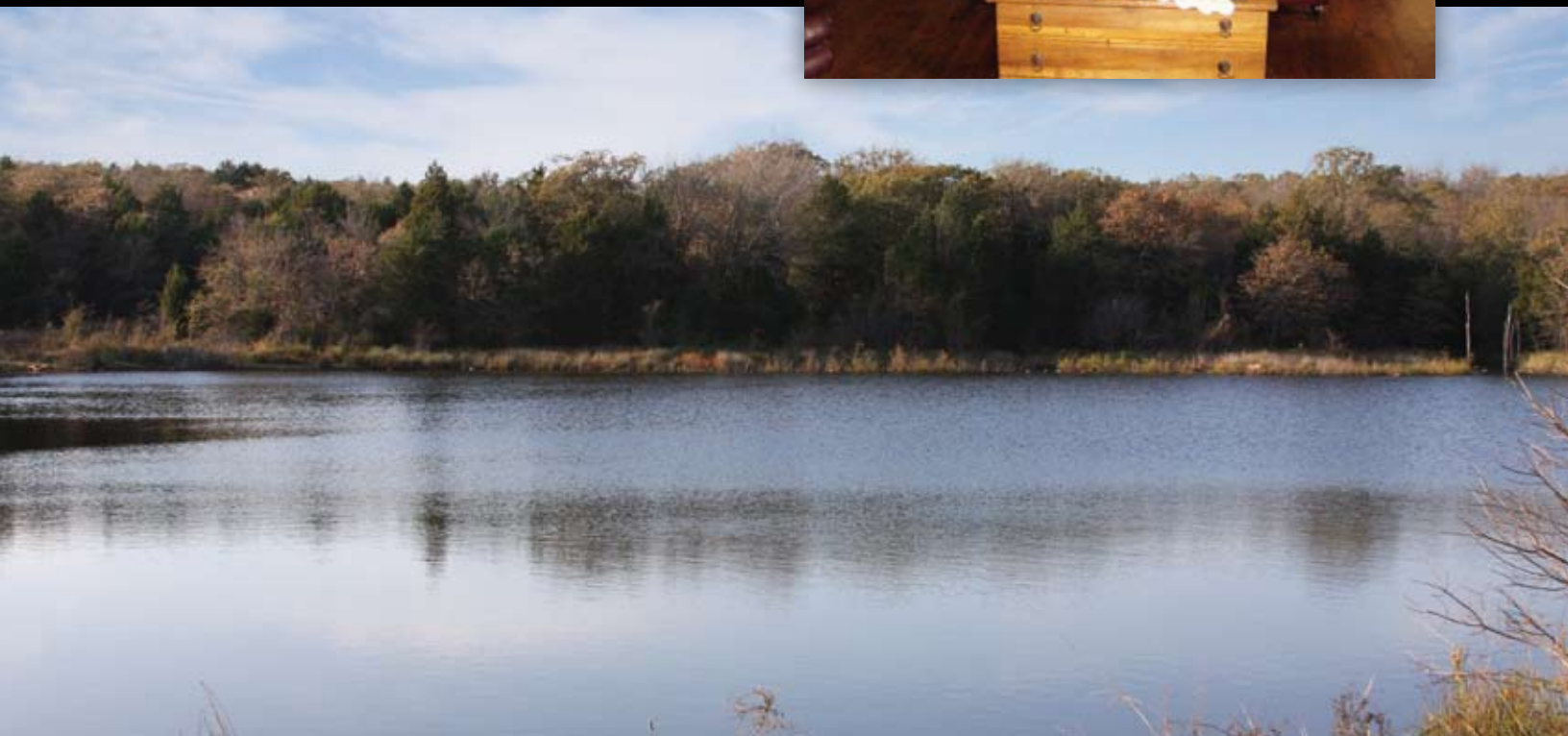
The three kids were each given a nickel as their monthly allowance to spend in any way they wanted. (According to Mr. McKee, in those days a nickel would buy a lot of licorice.)



As the family came home at night, with a lantern tied to the end of the wagon tongue, they could see the reflection of the eyes of animals peering at them from the woods. The kids would get scared and jump into the bed of the wagon and cover themselves with a tarpaulin.

It's believed that around the early 1920s the McKees built a third house, located about 100 feet north of the current ranch house. The family lived there until the late 1930s or early 1940s, when the original McKees died and the children moved to Gainesville. The house was abandoned until the early 1960s when the Croziers bought the property.

The original ranch expanded over some 25 years with the purchase of adjacent land as it became available. Most of the expansion took place to the west when land was purchased from various members of the Plumlee family, who settled in the area in the mid-1800s and who still own several hundred acres to the west of the current 220 Ranch.





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