

Paradise Rush Creek Ranch

357.792± acres | \$5,722,883 | Paradise, Texas | Wise County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Paradise Rush Creek Ranch

We are proud to offer for sale the Rush Creek Ranch, an exceptional multi-use property located southwest of Paradise, Texas, in southwestern Wise County. According to local tradition, early cowboys regarded this area as a true "paradise," inspiring the town's name.

The property is fenced and cross fenced into several pastures, and fences appear to be in good overall condition.

This ranch offers gently rolling terrain, featuring mature oak, pecan, and other hardwood trees scattered throughout the productive creek bottom. Other portions of the property are more open, consisting of coastal bermuda pastures and several cultivated fields, providing versatility for ranching or development.

This is an area currently experiencing tremendous growth. The community of Paradise is thriving, with rapid residential and economic expansion. A new high school is under construction less than one mile from the ranch, and multiple new subdivisions are actively developing nearby.

Paradise ISD is highly rated, and the town's population has grown over 70% since 2020, increasing from 490 residents to 841 in 2025, an average annual growth rate of 9.08%.

Growth in the Paradise area is largely driven by its proximity to the DFW Metroplex, with the area becoming increasingly desirable for families seeking rural living within commuting distance of major employment centers. The ranch has been utilized as a cattle operation, but the location and surrounding development activity make residential subdivision or investment a strong possibility.

Location

Weatherford • 30 Miles
Denton • 38 Miles
Fort Worth • 40 Miles



Water Features

Water in this area is typically sourced from the Northern Trinity Aquifer. The ranch includes two water wells, one of which was drilled in 2016 to a depth of approximately 100 feet. Area well data indicates consistent groundwater availability between 100–200 feet, with yields averaging 10–20 gallons per minute.

Rush Creek traverses the central portion of the property for approximately three-quarters of a mile, providing excellent wildlife habitat and aesthetic appeal. In addition, the property features five ponds, all of which appear to hold well.







Hunting • Recreation

The property supports a strong population of whitetail deer and wild turkey, offering excellent hunting and recreational opportunities in a peaceful, natural setting.







Price • Remarks

The Rush Creek Ranch is realistically offered at \$15,995 per acre, totaling approximately \$5,722,883.

Current property taxes are agriculturally based, reported to be less than \$500 per year.



Broker Comments

The Rush Creek Ranch at Paradise presents an exceptional opportunity to acquire a premier property in one of the fastest-growing rural communities in North Texas. Whether for continued agricultural use, long-term investment, or immediate development, this property offers outstanding location, natural beauty, and upside potential.

For more information, or to schedule an inspection, please contact us today!

Charlie Middleton • (806) 786-0313

Layne Walker • (214) 244-6484







Paradise Rush Creek Ranch

Fort Worth

Dallas

Plano

Frisco

McKinney

Denton

Grapevine

Burleson

Mansfield

Granbury

Cleburne

Waxahachie

Stephenville

Ranger

De Leon

Comanche

Brownwood

Waco

Gatesville

Mexia

Goldthwaite

Granite

Mangum

Altus

Cache

Lawton

Marlow

Duncan

CHICKASAW NATION

Sulphur

Frederick

Vernon

Burkburnett

Iowa Park

Wichita Falls

Holliday

Henrietta

Seymour

Archer City

Munday

Throckmorton

Graham

Albany

Mineral Wells

Clyde

Cisco

Cross Plains

Coleman

283

183

377

190

(806) 763.5331

13



COUNTY RD 3451

COUNTY RD 3440

COUNTY RD 3440

COUNTY RD 3440

COUNTY RD 3360

COUNTY RD 3451

OIL LEASE RD

SCHOOL HOUSE RD

Easement Road to CR 3531

Private Lane to CR 3451

Paved Frontage CR 3355

COUNTY RD 3355

COUNTY RD 3355

COUNTY RD 3355

COUNTY RD 3355

COUNTY RD 3355

COUNTY RD 3355



ANGUS CT

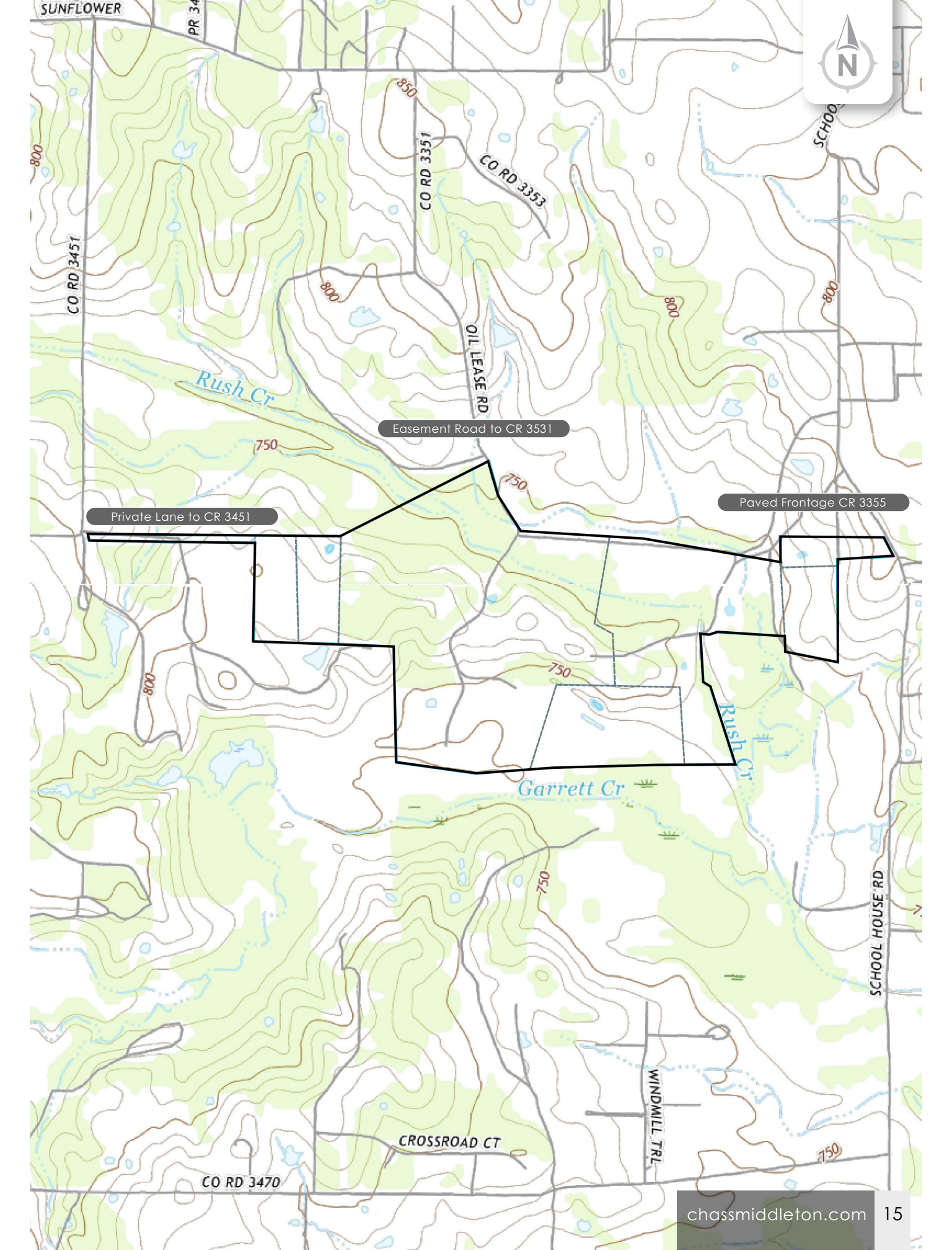
WINDMILL TRAIL

CROSSROAD CT

DRAGO-CENTER POINT RD

DRAGO-CENTER POINT RD

33.1228, -97.7096



Private Lane to CR 3451

Easement Road to CR 3531

Paved Frontage CR 3355

SUNFLOWER

PR 34

CO RD 3451

CO RD 3351

CO RD 3353

SCHOOL

OIL LEASE RD

Rush Cr

Private Lane to CR 3451

Paved Frontage CR 3355

800

750

Garrett Cr

Rush Cr

SCHOOL HOUSE RD

750

CROSSROAD CT

WINDMILL TRL

CO RD 3470

750

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— AND SON LLC —

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