

730± Acres, 1501 CR 3300, Jefferson, Texas 75657

- **Ranch Home:** 2,927 Sq. Ft.
 - 3 bedrooms, master down with windows overlooking pool area, large bath with separate vanities, washer/dryer area and his and her closet. Two bedrooms upstairs with Jack-n-Jill bathroom. Large family room with fireplace and windows overlooking pool and back pasture, formal dining room, large kitchen with island, breakfast area and wet bar room with half bath. Office off of front entrance. Mud room entrance from detached garage with sink area and lots of storage for boots, etc.
 - Detached garage with area for 1 car, storage room and pool equipment room and covered attached carport. Above garage is a guest efficiency with full bath, open-concept living, dining, bedroom.
 - Detached barn with electricity, water, ½ bath and pole shed extensions on both sides of barn. Concrete flooring throughout area.
- **Horse Barn** with 4 stalls, tack room, feed room, wash area, and chicken house, all with concrete flooring, elec. and water.

All of the above is surrounded by beautiful acreage and to the west of the home is a lovely 5.8 acre lake with dock.

- **Guest Home:** 1,080 Sq. Ft.
 - 1 bedroom plus loft with windows looking out on lake with dock. Living, dining, kitchen with island are open concept. Bedroom with small den and bathroom with large shower. Utility room is off to the side of kitchen area. Living room is two stories high with stone fireplace and lots of pine accents.
 - Double detached carport at front entrance.
- **Craft room** with electricity near the guest home.



- Across the road from craft room there is an area for a manufactured home with electricity, water and sewer available.
- **Equipment Barn:** Approx. 5,000 Sq. Ft.
 - Area in barn for hunter's to camp out with sleeping quarters, place to relax and eat.
 - Barn has pole shed area which is approximately 3,000 Sq. Ft. Both barn and shed have concrete floors, elec. and water.
 - Working pens for cattle.
- **Covered Arena:** Approx. 35,000 Sq. Ft. with lights and water
 - Includes wood building for office or tack room.

Two water wells on property with pipe fencing around improvements and fenced and cross-fenced throughout 730 acres. 5+ lakes/ponds on property.

Legal: 730± Ac., S. Peters, A-308, Marion County, TX

Price: \$3,767/Ac or \$2,750,000

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