

# Agent Full Report

MLS#: 13076082    26910 I-20    Wills Point    75169    LP:    \$3,150,000



Category:	Residential	Type:	RES-Farm/Ranch	Orig LP:	\$5,500,000
Area:	36/1	Also for Lease:	N	Lst \$ / SqFt:	\$900
Subdv:	none	Lease MLS#:			
County:	Van Zandt	Lake Name:			
Parcel ID:	0860424013500000000	Plan Dvlpmnt:			
Lot:	Block:	Legal:	A-17, A-23, A258, A-424, A-894		
Multi Prcl:	No	MUD Dst: No		Unexempt Taxes:	
Bedrooms:	4	Tot Baths:	4.0	Liv Areas:	2
Fireplaces:	1	Full Baths:	4	Dining Areas:	1
Sec Sys:	Yes	Half Baths:	0	Stories:	2
				Pool:	No
SqFt:	3,500 / Owner	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	23 x 22	Yr Built:	1989 /
				Preowned	
Acres:	1,002.000	Lot Dimen:		Will Subdiv:	No
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

Recent: 04/21/2016 : DECR : \$5,500,000->\$3,150,000

School Dist:	Wills Point ISD	Middle School:		High School:	Willspoint
Elementary School:		Intermediate School:	Willspoint	Junior High School:	Willspoint
Primary School:	Willspoint				

Bedroom:	13 x 12 / 1	Bedroom:	15 x 12 / 1
Bedroom:	14 x 14 / 1	Dining Room:	25 x 14 / 1
Full Bath:	/ 1	Full Bath:	/ 1
Full Bath:	/ 1	Full Bath:	/ 1
Kitchen:	29 x 13 / 1	Living Room:	22 x 7 / 2
Living Room:	31 x 22 / 1	Living Room:	28 x 11 / 1
Master Bedroom:	17 x 13 / 1	Mud Room:	
Utility Room:	13 x 7 / 1		

Island, Walk-in Pantry  
Linen Closet  
Drip/Dry Area, Dryer Hookup- Electric,  
Washer Hookup

Housing Type:	Farm/Ranch House, Log Cabin	Fireplace Type:	Masonry Box, Stone
Style of House:	Ranch	Kitchen Equipment:	Built-in Refrigerator/Freezer, Cooktop - Electric, Dishwasher, Water Line to Refrigerator
Lot Size/Acreage:	Over 100 Acres	Alarm/Security:	Burglar, Fire/Smoke
Lot Description:	Acreage, Horses Permitted, Lake Front, Pasture, Some Trees, Tank/ Pond	Flooring:	Wood
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:	Clay	Energy Efficiency:	
Construction:	Brick, Log	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Automatic Gate, Barbed Wire, Cross Fenced, Pipe	Proposed Financing:	
Parking/Garage:	Attached, Covered, Opener	Possession:	Closing/Funding
Street/Utilities:	Aerobic Septic, All Weather Road, Asphalt, Co-op Water, Outside City Limits, Unincorporated	Showing:	Agent Or Owner Present, Contact Agent
HOA Includes:		Proposed Use:	Agriculture, Equine, Grazing, Hunting/Fishing
Interior Features:	Decorative Lighting, Loft, Window Coverings		
Restrictions:	No Mobile Home	Easements:	Electric, Natural Gas, Telephone, Water Lines
Topography:	Flood Plain, Level, Rolling, Varied	Crops/Grasses:	Coastal Bermuda, Hardwood Timber
Surface Rights:		Road Frontage:	Asphalt, Concrete, Gravel/Rock, Interstate
Present Use:		Exterior Buildings:	
Proposed Use:	Agriculture, Equine, Grazing, Hunting/Fishing	Barn Information:	Barn(s)
Miscellaneous:	Cattle Working Pen, Fenced for Cattle, Fenced for Horses, Outdoor Arena		

Ranch Name:	4 WINDS RANCH	Ranch Type:	Both	\$ / Acre:	
Residences:	2	Pasture Acres:	700.00	Barn 1 - Stalls/Size:	/ 125X60
# Tanks/Ponds:	2	Cultivated Acres:		Barn 2 - Stalls/Size:	/ 100X50
Barns:	2	Bottom Land Acres:	200.00	Barn 3 - Stalls/Size:	
Lakes:	1	Irrigated Acres:		Road Frontage:	
		Wells:			

Property Description: 1002AC historic East TX ranch has rolling terrain, improved pasture, P&C fencing, barns, 15Ac Lake, ponds & 1.5 mi of I-20 frontage just 50mi E of Dallas. Lrg Satterwhite Log home+brick foreman's home+3 barns. Abundant wildlife in the densely wooded bottoms with great hay production of the mostly open ranch. 4Winds Steakhouse & 100AC are being retained by seller. Comm. or residential development potential with I-20 frntg +frntg on FM47 & 2CRs!

Excludes:  
Public Driving: From Dallas, take IH 20 east for 50 miles to the Four Winds Ranch. The ranch is at the northeast corner of IH 20 and FM 47.  
Directions:  
Private Remarks: The Four Winds Ranch has previously been marketed with 1102 and incuded the 4W Steakhouse real estate. Sellers are now sel ing 1002AC, keeping the steakhouse & 100AC. The price has been reduced due to this retention.

IntraOffice Remarks: Co-op listing with commercial broker.  
Seller would consider allowances for deferred maintenance on home, barn, fencing. Bring offers.

Loan Type:	Treat As Clear	Bal:	Equity:	\$3,150,000	Int Rate:	Pmt Type:	Payment:
Lender:		Orig Date:	2nd Mortg:	No	Possible Short Sale:		

LO: TCCN01 [The Country Connection](http://www.thecountryco.com) (903) 567-1146  
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LA 2 Contact:  
Location:

Brk Lic#: 0194512

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Call:		Appt:		Owner Name:	Freeman Developers
Keybox #:	0	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:	Agent must be present so call for appointment. 24 hour notice required.			Occupancy:	

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Prepared By: Clark Scarborough / The Country Connection

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MLS Number: **13076082**  
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Main home is 3500sf Satterwhite Log Home.





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Ranch has 15AC lake plus ponds scattered around the property.





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Interstate 20 frontage, 1.5 miles

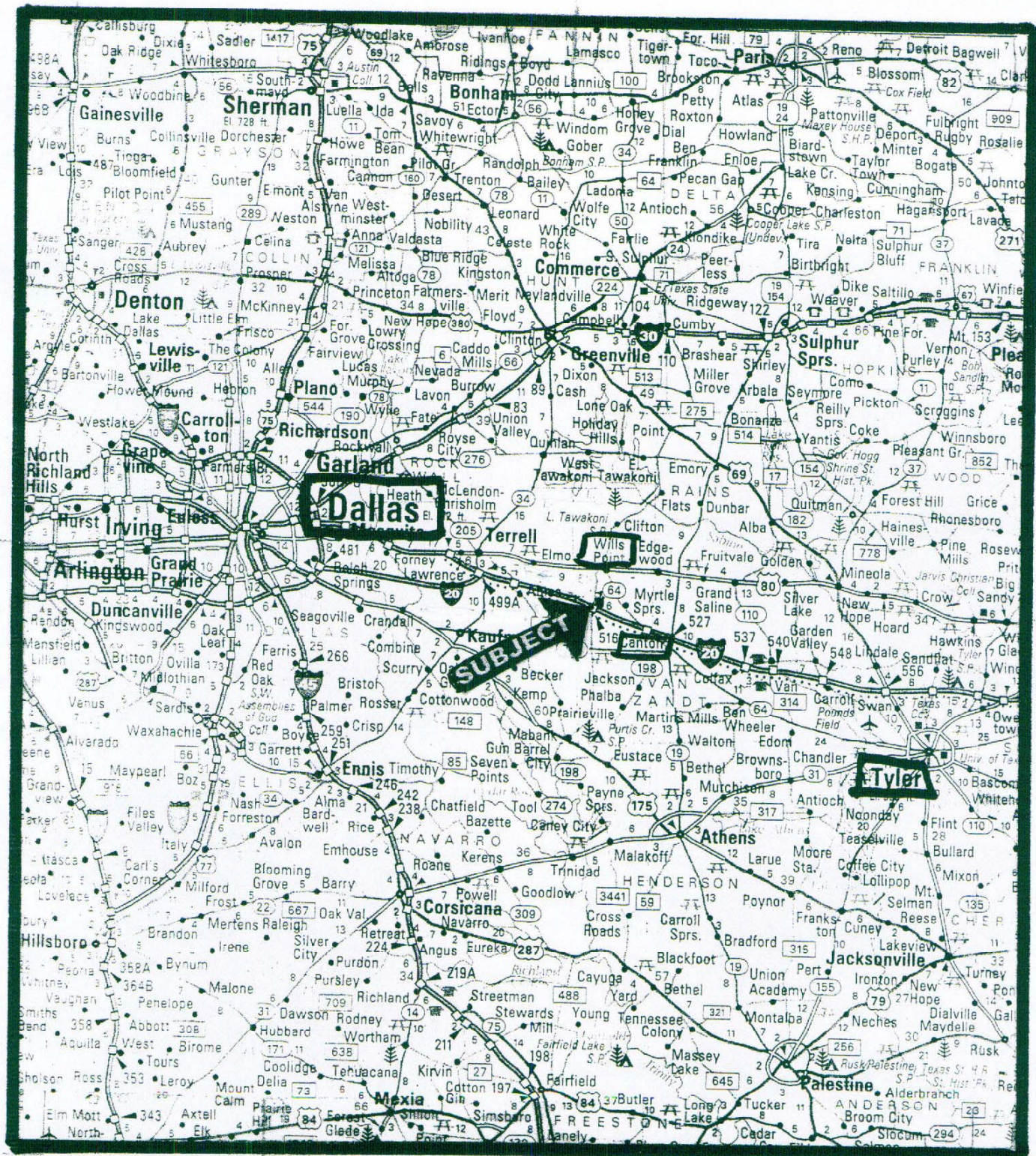


2nd Home for foreman or rental on Northeast corner at back with frontage on FM47 and the county road.

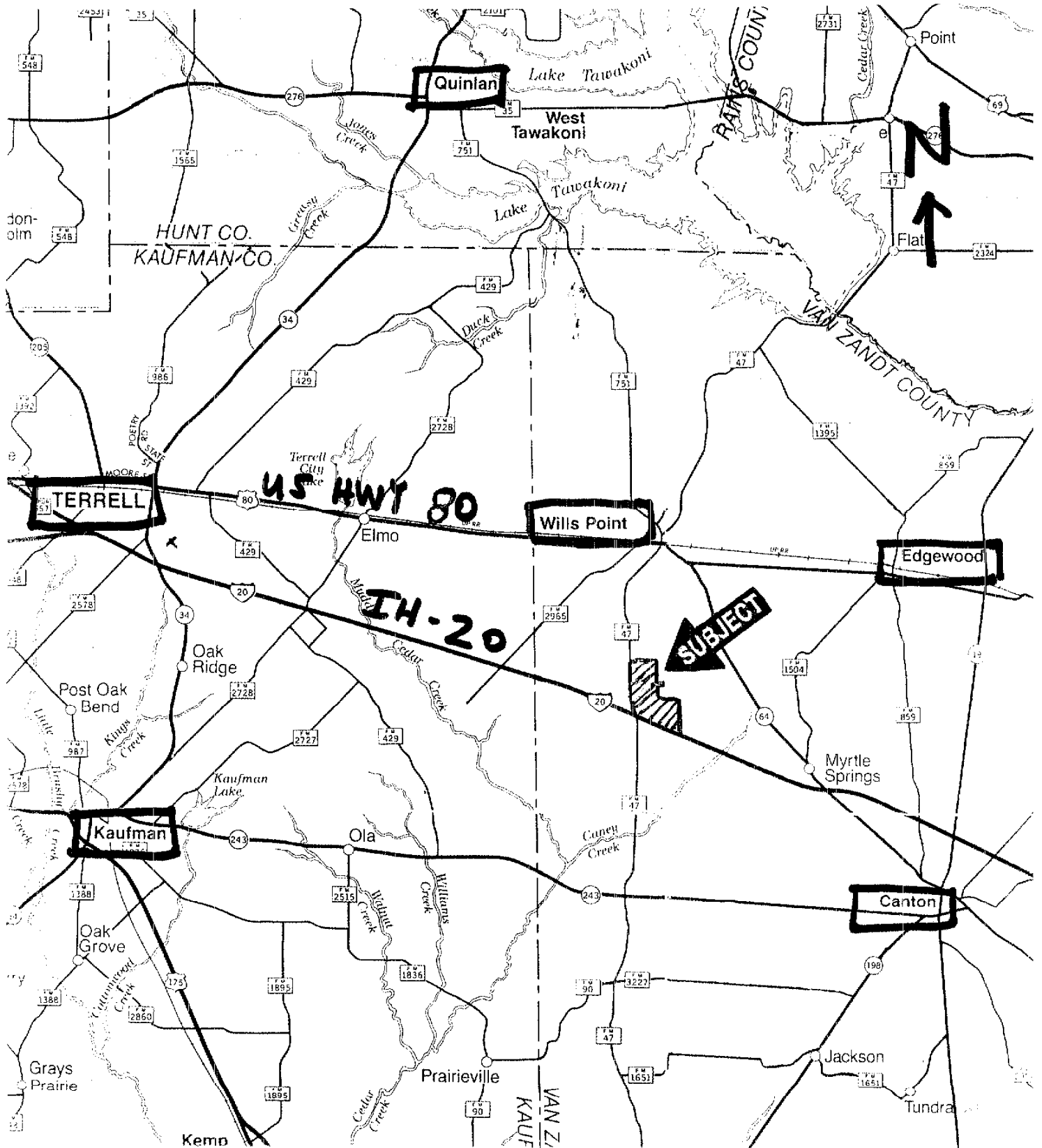


Four Winds Steakhouse on Seller's retained property, viewed from the Lake side.











**4 WINDS  
STEAKHOUSE  
+ 100AC  
— RETAINED  
by Seller**

47

👉 150mi to Dallas

20 Frontage Rd,  
26910 I-20

**4 Winds Ranch - 1002± ACRES**

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Imagery Date: 3/11/2

