

Hi View

REAL ESTATE

Farm & Ranch, Commercial,
Investment Properties, Recreation Land and Homes

Brett Hess

(214) 207-5431

brett@hiviewrealestate.com

122 Acre Complete Horse / Cattle Ranch Italy, Texas

Firm Pricing At \$449,000

- ♦ Land Value \$3,000 Acre
- ♦ Improvements \$100,000



112 Carter, Italy TX.

Complete Horse Ranch Or Cattle Facility In Fast-Growing Ellis County. Just Minutes South Of Waxahachie. Off I-35. This Place Has It All! This Historic Home Was Built In 1898. And Has A Lot Of Deferred Maintenance. It IS Priced Accordingly. There Are 11 Buildings/Barns Which Are All In Good Shape And Include: A 14 Stall Barn, A 12 Stall Barn, Working Pens, Party Barn, And One Mile Of Cyclone Fencing. Also Paddocks And Sorting Pens. This Property Can Once Again Be A Crown Jewel!

1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

www.HiViewRealEstate.com

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Note: Pictures Are From 3 Years ago When House Was In Pristine Condition. It Needs Work And Some TLC Now.



1898 Historical Victorian Home
is one-of-a-kind. Spacious, charming and ready for your personal touch both inside and out. This rare opportunity is over 5,000 sq. ft. and has 5 bedrooms and 2 living areas. Welcome home family and friends on this large covered front porch. Enjoy the summers splashing in the pool, does need some TLC as well. Bring the horses as this 122 acres caters to them also!!



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Bobby Westbrook

Cell: 972-989-4900

bobby@hiviewrealestate.com



Invite EVERYONE!!
There is plenty of room
for gatherings.



Two excellent barns with combined
28 stalls plus three loafing sheds and
other out buildings.



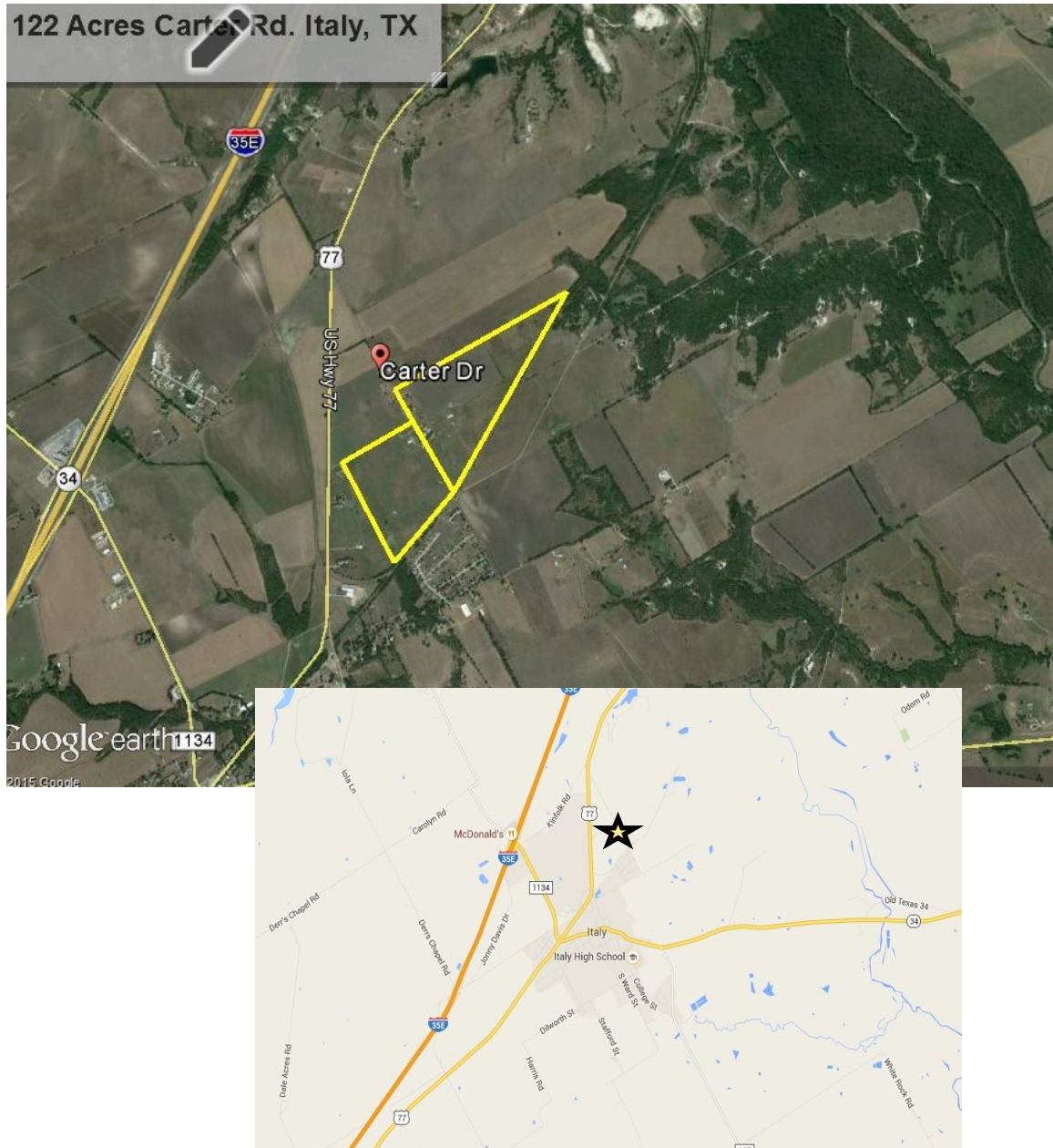
Over \$100,000 spent on 7,000 Ft
of cyclone fencing

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LOCATION



Location: 112 Carter Road, Italy, TX

One mile North of Italy Texas just off 77N, on Carter Road. There is a sign on the property and it is shown by appointment only.

Price: **\$466,00.00**

Zoning: Agriculture

CALL BRETT TODAY!!!

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