

118 +/- Acres

33726 N US Hwy 281—Lipan

FOR SALE

\$849,000

ROLLING GAME RANCH WITH ALL THE TRIMMINGS

DIRECTIONS

From Ft. Worth, I-20
West to SH 281,
South 10 miles to
Property on Left (E).
No Sign on Property.



Video Tour
Available



RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160

www.frankrobertslandteam.com



Brought to You Exclusively By
Frank J. Roberts, ALC

BROKER ASSOCIATE, Owner

OFFICE: 972-524-0689

FAX: 972-551-2525

frank@rmlandmark.com



Information herein deemed reliable but not guaranteed.

118 +/- Acres

33726 N US Hwy 281—Lipan

Frank Roberts
LAND TEAM

\$849,000

GAME RANCH
READY FOR
YOUR USE



Video Tour
Available



BUSHNELL

5.26.2011 16:50:06



BUSHNELL

9.13.2011 23:28:22

118 +/- Acres

33726 N US Hwy 281—Lipan

Frank Roberts
LAND TEAM

\$849,000

LAND
FEATURES:



- 2 Wells
- Rolling Terrain
- Multiple Water Sources
- Game Fencing with Water Gap (pictured below)
- 3 Blinds
- 6 Feeders
- 23 Deer
- 11 Black Buck



Video Tour
Available

118 +/- Acres

33726 N US Hwy 281—Lipan

Frank Roberts
LAND TEAM

\$849,000

OVERVIEW:

Gated entry & paved drive meander into this 118 ac. game fenced ranch, beautiful rolling terrain, 3 + ac. lake, seasonal creeks, 3 blinds, 6 feeders, 23 deer and 11 black buck. Home features vaulted knotty pine ceilings; maple flooring; granite countertops; walls of windows overlooking cov'd porch & hilltop views. Guest house; outdoor stone fireplace; horse barn; 40x30 workshop w. concrete slab; game cleaning room and much more.



Long covered Back Porch is perfect for relaxation, overlooking rolling hillside that makes up this 118 +/- Acre Ranch



Video Tour
Available



3 +/- Acre Lake w. Fish Feeder

118 +/- Acres

33726 N US Hwy 281—Lipan

Frank Roberts
LAND TEAM

\$849,000

MAIN HOME OVERVIEW:

- 2496 SF
- 3 Bed, 2 Bath
- Knotty Pine Ceilings
- Maple Hardwood Floors
- Granite Countertops
- Custom Lighting
- Huge Windows
- Central Heat & Air



Video Tour
Available



Step into airy main home with wall of windows filling main living area with sunlight . Kitchen, Formal Dining, Living and Breakfast areas all flow together easily , perfect for entertaining.

Woodburning stone fireplace crowns Living Area. Vaulted knotty pine ceilings, maple hardwood floors, and custom lighting add the finishing touches to this impressive space.



118 +/- Acres

33726 N US Hwy 281—Lipan

Frank Roberts
LAND TEAM

\$849,000

MAIN HOME
MASTER SUITE
AND
BEDROOMS:



Master bedroom overlooks rolling views as also seen from back porch.

Master bathroom boasts separate double vanities; oversized tub; separate shower and walk-in closet with plenty of storage.

Split bedroom layout with second and third bedrooms and second bathroom at other end of house.



2nd Bedroom



2nd Bathroom



3rd Bedroom



Video Tour
Available

118 +/- Acres

33726 N US Hwy 281—Lipan

Frank Roberts
LAND TEAM

\$849,000

PROPERTY
AMENITIES:



From Left to Right:

- Private Gated Entry with Paved Driveway
- Horse Barn and Corral
- Covered Parking with Storage
- Recently added Outdoor Stone Fireplace and Patio
- Carport, Guest Home & Workshop with TONS of Paved Parking



Video Tour
Available

118 +/- Acres

33726 N US Hwy 281—Lipan

Frank Roberts
LAND TEAM

\$849,000

PROPERTY
AMENITIES

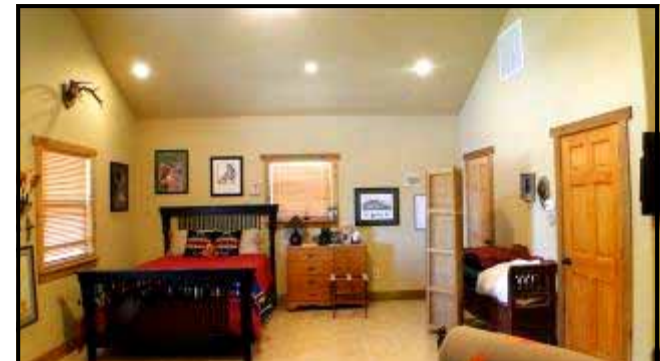


From Left to Right:

- 40x30 Metal Workshop
- Covered Area in front of Workshop
- Interior of Workshop showing Concrete Floors
- Interior of Guest Quarters
- Charming Guest Quarters could also be used as Office



Video Tour
Available



118 +/- Acres

33726 N US Hwy 281—Lipan

FOR SALE

\$849,000

DIRECTIONS

From Ft. Worth, I-20
West to SH 281,
South 10 miles to
Property on Left (E).
No Sign on Property.



Video Tour
Available



RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160

www.frankrobertslandteam.com



Brought to You Exclusively By
Frank J. Roberts, ALC

REALTOR, Owner

OFFICE: 972-524-0689

FAX: 972-551-2525

frank@rmlandmark.com



Information herein deemed reliable but not guaranteed.