

**Maypearl, Tx**

**5,100 SF Home & 1500 SF Covered Patio/Porches  
40x60 Insulated Shop w/ 300 SF Living Quarters  
172 Rolling Acres w/Ponds, Views, Trees, & Airstrip  
Offered at \$1,445,499**



Treed rolling terrain creates an irreplaceable setting for this 5,100 SF estate. The Prairie style, pier and beam, 4 bedroom, 3 full, and 2 half bath home is tucked away behind hardwood trees, and borders a 1,000 acre high fenced ranch. State of the art upgrades include climate controlled (unfinished) basement, spray foam cellulose insulation, instant hot water, oak floors, Pella windows, 3 zoned Geo-Thermal A/C system, Lu-Tron Light System, Remote Gated Entrance, and is complete with an outdoor grilling area.



A truly immaculate property as secluded as they get. Enjoy distant views and dramatic sunsets from the highest points of the property. This just may be the finest prairie style home in Ellis County. Beautiful land with a mixture of trees, tanks, and grazing create an elegant setting for a home that has everything for a buyer requesting a move-in ready property.

1008 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

[www.HiViewRealEstate.com](http://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.



# Hi View

## REAL ESTATE

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

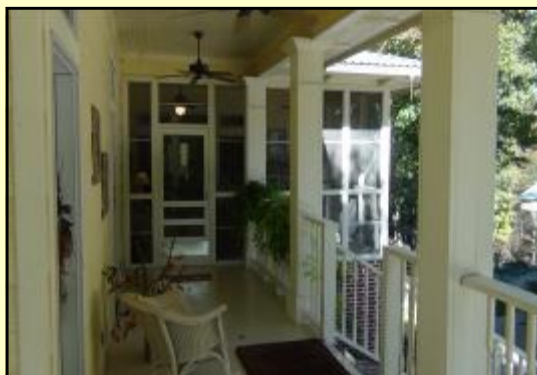
Brett Hess | Cell: 214-207-5431 | [brett@hiviewrealestate.com](mailto:brett@hiviewrealestate.com)  
Andrew Garrett | Cell: 972-921-1594 | [andrew@hiviewrealestate.com](mailto:andrew@hiviewrealestate.com)



**Impeccable Prairie Design**



**1500 SF of amazing covered porch area!**



**One of a kind spot for morning coffee!**



**House Surrounds back porch which is perfect for gatherings!**



**Trees engulf the home and garage!**



**Wrap around porch has alternate entrance to home through the screened in porch.**



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Kitchen boasts gas range stove, walk-in pantry, & GE Monogram Appliances.



See-through fireplace in Kitchen and Den.



Den is cozy and relaxing. Fireplace doors are hand forged steel (cost over \$4,000).



Formal living is centered around the gorgeous fireplace.



Inviting stairwell leads to guest bedrooms, bathrooms, and media room.



Formal Dining shown seating 8 but could seat 12 comfortably



Office w/ fireplace, built ins, large closet, & perfect coffer ceiling.



Cupola in Den can create the feeling of A/C.



Utility Room includes built ins for storage, sink, freezer, & broom closet.

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Master bedroom complete with  
sitting/workout area.



Immaculate Master Bath with antique  
tub, His & Her Closets and Vanities



Media Room



Powder Room



Sprinkler System



Guest Bedroom #1



Upstairs Office



Butler's Pantry



Guest Bedroom #2

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Property is fenced and cross fenced with excellent views.



Grand brick and rod iron entrance.



Cattle Crossing under FM 308 complete with pens and chutes.



Portions of the property are heavily treed and the rest is currently grazing land.



One of the tanks on the property.

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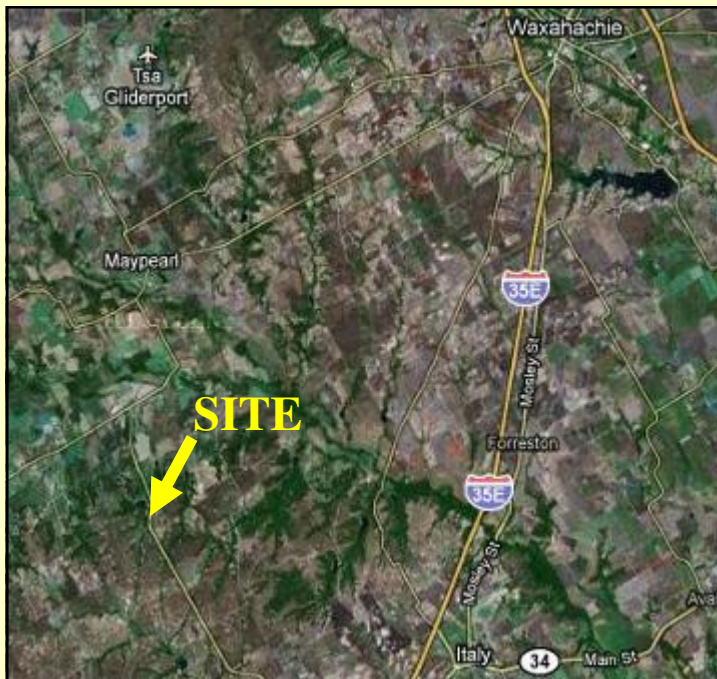
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**Location - From Dallas - take IH-35E South to FM 66. Turn right onto FM 66 and continue on FM 66 for 14 miles. Turn onto FM 308 South and continue for 3 miles. Property on left and right of FM 308 with signs.**



**Old Home needs major renovation.  
Would make great cabin or party barn.  
Old hanger would make a great shop.**

**This estate is owner occupied, therefore please allow 24 hour notice to schedule your private show-**



**Trees surround the shop which has separate driveway from home.**



**40x60 fully insulated shop with living quarters, and is not visible from the home or from FM 308.**

**Video Links:**

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