

935 +/- Acres

320 FM 3059—Streetman, TX 75859

FOR SALE

\$3,950,000

IMMACULATELY MAINTAINED PARK-LIKE RANCH

Incredible 935 +/-
acre ranch boasts:

- Main Home
- Guest House (11 BR, 11 bath)
- Party House
- Foreman house
- Outbuildings 12 Barns & Shops
- Highly improved pastures
- 8 large stocked lakes;
- Carrying Capacity- 220 pairs



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

www.frankrobertslandteam.com
www.frankroberts.remaxtexas.com



Brought to You Exclusively By
Frank J. Roberts, ALC

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Information herein deemed reliable but not guaranteed.

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LAND TEAM

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RESIDENTIAL OVERVIEW:

- 2 joined residences
- 8135 SF total
- 13 bedrooms
- 13.5 bathrooms
- Stone patios and cement walkways



**Video Tour
Available**



This original 2 bed, 2.5 bath Ranch style home boasts sprawling attached 11 bed, 11 bath guest home for 8135 SF total. Stone patios, shade trees, a lush green lawn, tennis courts and white iron fencing complete the well-maintained lodge-like setting



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Back of home with view of enclosed sun patio off main home as well as attached guest home—below, white iron fencing encircles the shaded backyard



Open stone patio right off the sunroom



Stroll across the large lawn right up to your own private tennis court!



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MAIN HOME:

- 2 bedrooms
- 2.5 bathrooms
- Fireplace in living
- Enclosed sun room/back porch



Striking great room with stone fireplace, soaring ceilings, rich woodwork, built-ins, and direct access to a long enclosed sun room that overlooks the shaded backyard and beyond to rolling pastures and trees. Not pictured here but included in main home is large second bed & bath; an elegant paneled study overlooking backyard; and full utility room with sink.



Main Home Kitchen & Breakfast Area



Main Home Formal Dining



Main Home Master Suite



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ATTACHED GUEST HOME:

- 11 bedrooms
- 11 bathrooms
- Fireplace in living
- Large open kitchen & dining flow easily
- Ceramic tile and carpet flooring



**Video Tour
Available**



Living Area with Fireplace is open to full Kitchen and Dining



Guest Home Master Suite One: Classic & Airy!



Guest Home Master Suite Two

Also pictured below are 3 of the additional bedrooms. Each of the 11 total bedrooms has its own full bath, making it perfect for hosting guests!



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GROUNDS WITH
OUT BUILDINGS &
IMPROVMENTS:

- 12 Barns
- 135 Acres of hay meadows
- 8 Lakes (2-12 acres each)
- 6 stock ponds



Video Tour
Available



Facilities are complete with 12 outbuildings, equipment, hay storage, maintenance shops. Two (2) 100x200 enclosed hay barns. Pipe fencing, cross fencing and meticulously maintained facilities provide for a well organized ranch operation. Ranch has 135 acres of well maintained hay meadows which yield approximately from 600-1,000 rolls of hay per year.



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MULTIPLE
LAKES AND
ROLLING
PASTURES:



Ranch includes a total of eight (8) lakes ranging in size from approximately 2 acres to 12 acres. All stocked with fish. Florida bass, crappie, catfish, etc. Recreation opportunities abound!



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DIRECTIONS

From Dallas I-45 South 62 miles to Streetman, Exit 213 SE 1250 Ranch Road 75 East 2 miles to Ranch Road 3059 East 1 mile, Property on Right, no sign. Pipe fence, home, and barns on Right.



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