

Lazy M Ranch

15700 CR-116—Mabank, TX

FOR SALE

\$3,600,000

1200+ / - ACRES



Northeast Texas

Kaufman & Van Zandt Counties / Mabank

Just one hour east of Dallas, the stunning Lazy M Ranch cannot be compared. This working cattle ranch offers lush rolling, improved pastures, a 20-acre stocked lake and 200-acre wooded lowland area where wildlife abounds. This premier property is fronted on two county roads and FM 90. Operational improvements include pipe and cable perimeter fencing, 19 cross fenced pastures, 24 barns for equipment, loafing sheds, workshop as well as working cattle pens and chutes.

The 4,200-square-foot residence boasts an extraordinary master retreat complete with sitting area, office and exercise room. The island kitchen adjoins the formal living and dining rooms to the magnificent great room which features a soaring stone fireplace and antler chandelier. Diving pool and spa included. Ag Exempt.

Exclusively Offered By:

For additional information, please contact:

Frank J. Roberts

REALTOR, Owner

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RE/MAX Landmark
115 E. Moore Ave
Terrell, TX 75160

www.frankrobertslandteam.com



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Frank Roberts
LAND TEAM



Entrance: Beautifully planned 1/4 mile tree lined drive provides spectacular entrance to the ranch.

Fencing: Most perimeter fencing is Pipe and Cable

Barns: Metal Barns throughout ranch for equipment, animal shelter, & hay storage

- 3 horse barns and stalls with runs
- Multiple cattle barns and pens throughout property



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Main Barn 177ft. X 33ft. plus working pens & grain storage
28 barns and sheds throughout ranch

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FEATURES:

4200 SF Residence

- Beautifully landscaped grounds
- Large mature trees
- 2nd Story Guest Quarters
- Wrap-around porch
- Swimming Pool
- Hot Tub
- Pipe & Cable Fencing
- Multi-bay Storage for equipment
- Cross Fenced 19 Pastures
- 31 Ponds/Lakes
- 24 Barns



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DIRECTIONS (47.5 miles): From Dallas-US-175 to Kemp (35.5mi). Left on FM 1391 (CR-4011) (E), 7.2 mi to FM 90 (N) 3.3 miles to Prairieville, continue (N) FM1836 .8 miles to CR-116 (R), 1.6 mi to Ranch. Ranch on right. Sign at Entrance.

ALTERNATE DIRECTIONS (37.5 miles): From Dallas take US 175 22 miles to Kaufman to State Hwy 34 N to Temple St. (R) turns into FM 1836, continue South 14 miles to CO RD 116, (L) 1.6 miles Property on R.

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INDOOR

4200 SF Residence

Great Room:

- Stunning Rock fireplace
- Wet bar
- Large antler chandelier
- Solarium with Koi Pond

Large Kitchen

- Formal dining
- Large Island

(4) Bedrooms

(3) Full Baths; (1) 1/2 Bath

Luxurious Master Suite occupies one entire wing of the home :

- Large bedroom
- Fireplace
- Study
- Sitting Room
- Large his/her walk-in closets
- Large workout room
- Master bath marble throughout
- Luxurious tub and shower

Guest Quarters w/ private entrance



Master Suite



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FACILITIES



Beautiful 20 Acre Lake

- Stocked with fish
- Steel fishing pier
- Boat launch
- Pump house
- Picnic grounds next to pier complete with BBQ equipment & tables



Features Around Residence

- Equipment storage
- 3 horse barns with 13 stalls and runs
- Pipe fencing isolates Residence from livestock
- Apartment for ranch hand adjacent to stables



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FACILITIES:

Improvements

- (8) 15 X 60' Livestock shades
- (1) 20 X 30" Livestock shade
- (1) 15 X 85" Livestock shade
- (1) 35 X 100' Hay Barn
- (1) 36 X 78' Hay Barn
- (1) 30 X 65' Hay Barn
- (1) 50 X 200 Hay Barn
- (1) 35 X 140' Shop and Indoor Livestock Facility
- (1) 20 X 40 Barn with pens
- (1) 20 X 50' Barn
- (1) 50 X 60' Barn with pens
- (1) 10 X 10' storage shed
- (3) Horse Barns
- (1) 16 X 75 Equipment Shed
- (1) 30 X 60 Equipment Shed
- (1) poultry coop
- (31) Livestock ponds
- (1) 16 X 80' mobile home
- (19) Fenced pastures
- Working pens
- (2) Grain Storage bins
- (3) Overhead fuel tanks



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800 +/- acre Main Body of Lazy M Ranch



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Present Use: Agriculture, Equine, Grazing, Hunting, Fishing

Property Layout: Pasture 1: Approx. 860+/- Acre Main Tract with Home
Pasture 2: Approx. 260 +/-Acres Great hunting tract
Pasture 3: Approx. 158 +/-Acres in Van Zandt County

FRONTAGE: FM RD 90, County RD 116

UTILITIES: Coop Water/ Electric to site

PRICE: \$3,600,000.

COMMENTS: Superb Ranch located on 49 Miles from Dallas. Improved grasses, Ranch is cleared of mesquite, perhaps the best Ranch in East Texas. No expense was spared in improvements, amenities, life-style when constructed.



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