

1300 +/- Acres Trophy Game Ranch
Outdoorsman Paradise near Dallas, TX
CR -2140—Seven Points, TX 75143

FOR SALE

JUST
REDUCED!!



Information herein deemed reliable but not guaranteed.

1300 +/- Acres

CR -2140—Seven Points, TX 75143

Frank Roberts
LAND TEAM

\$4,950,000.

7000 SF Lodge –
sleeps 25 adults

600 Acres under
high fence

550 Acres Under
Waterfowl mgt.

Complete Deer
Breeding Facilities

Guided Trophy
Deer Hunting
Operation

Equipment & Deer
Herd Included

10 Ac fishing lake

Outdoorsman Paradise



Do not miss this incredible 1300 Acre Game Ranch and Hunting facility near Dallas. No expense has been spared in the meticulous planning and implementation. Seven (7) years in the making, without compare water fowl habitat, trophy deer breeding facility, trophy hunting operation and Trophy Bass lake. Property features beautiful custom 7000 SF Lodge (built 2004). The Great room overlooks the private lake. This high fenced private game ranch is offered “turnkey” complete with full compliment of equipment, deer herd, and home furnishings. Shown by appointment only, listing agent must be present.



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Frank Roberts LAND TEAM



Incredible Living Quarters

- 7,000 SF Lodge
- Fully Furnished
- Sleeps 25



RE/MAX Landmark

115 E. Moore Ave

Terrell, TX 75160

www.frankrobertslandteam.com

Exclusively offered by:

Frank J. Roberts REALTOR, Owner

Office: 972-524-0689

Fax: 972-551-2525

frank@rmlandmark.com



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1300+/- Acre Ranch

50 Miles from Dallas, TX

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Stunning view from the front porch of this custom Trophy Bass Lake. This ten (10) acre lake is fully stocked with Trophy large mouth bass(F1 Tiger Bass 8-8.5 lb., and re-stocked annually with bait fish as follows: Copper Nose Blue Gill, Threadfin Chad, and Talapia. There are five (5) feeders that broadcast protein year around. There are four (4) Vertex Aerators, and water level is continuously maintained with ten (10) water wells. Lake includes concrete boat ramp.

Trophy Bass Lake



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1300+/- Acre Ranch

50 Miles from Dallas, TX

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Improved Pastures

Corrals working
chutes

Plenty of water

Cattle not included in
sale.



Commercial Cattle Operation

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1300+/- Acre Ranch

EQUIPMENT INCLUDED IN SALE

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1300+/- Acre Ranch

GUIDED HUNTS

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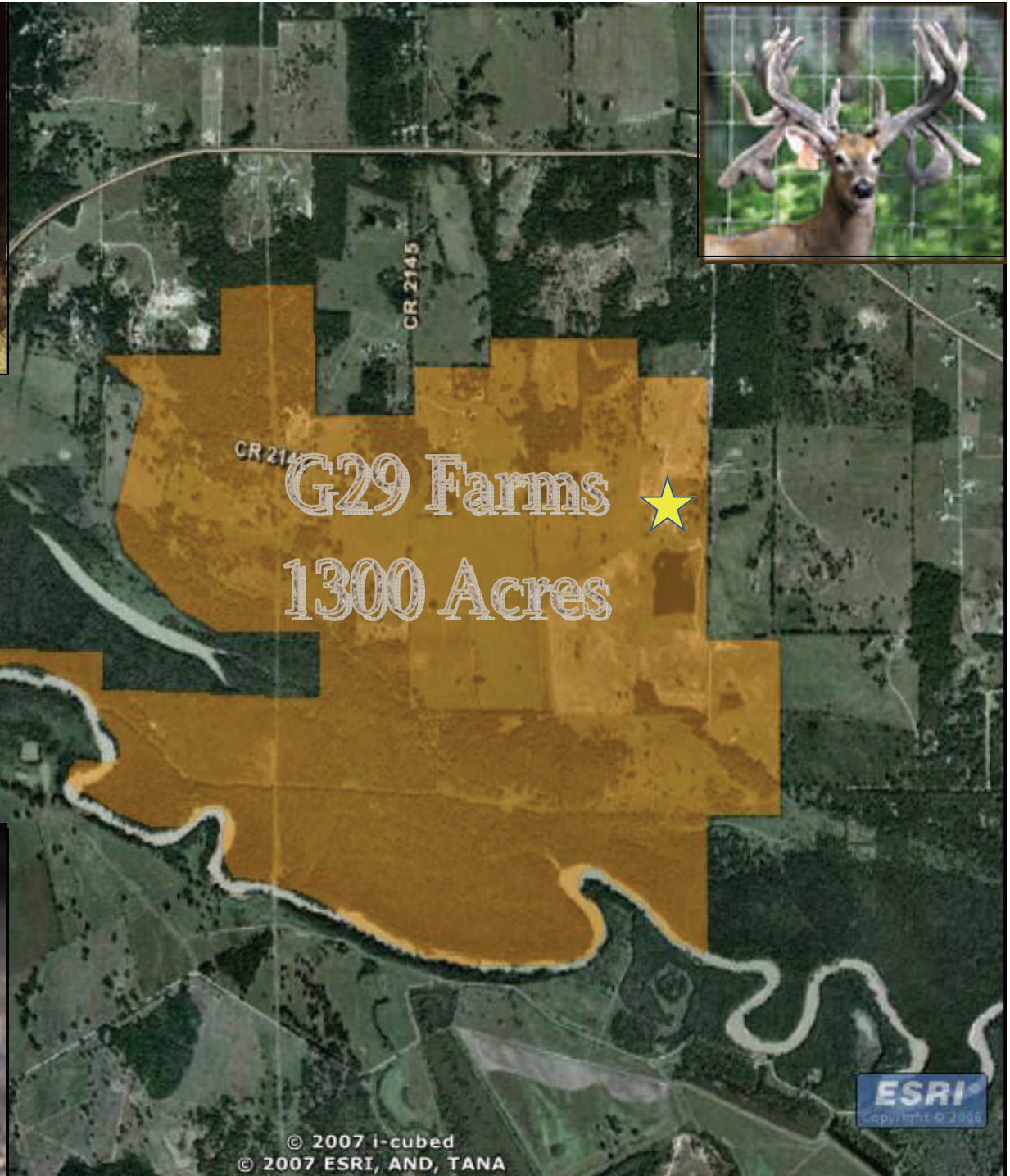
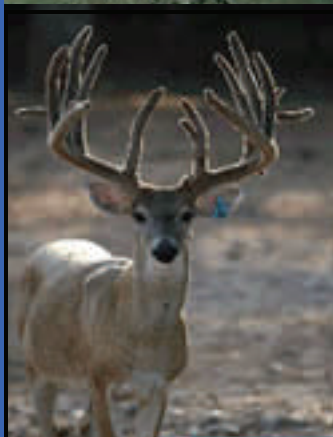
- 550 Acres Waterfowl mgt.
- 2 miles Trinity River Frontage
- Waterfowl habitat yr round

MANAGED WATERFOWL HABITAT



Information herein deemed reliable but not guaranteed.

- 600 Acres under high Fence
- Trophy Managed Whitetail deer inventory included
- Five (5) Brood Bucks 200" class deer , 40 doe and 30+ shooter/ stockers.
- Herd genetics out of
 - Refuge
 - MCR
- 10 water wells for irrigation



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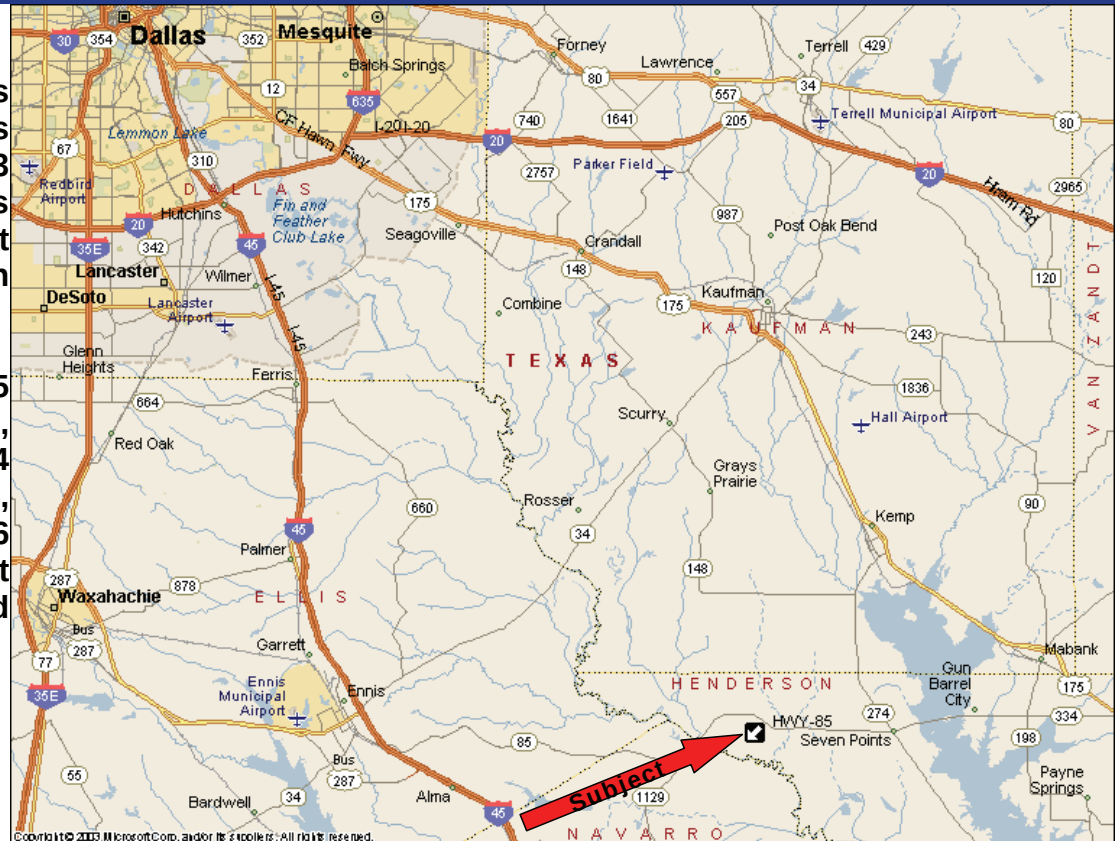
Frank Roberts LAND TEAM

Near Cedar Creek Lake:

Directions: From Dallas take I-45 South 32.2 Miles (past Ennis) to FM Rd 3413 (aka FM 85) East 14 miles to CO RD 2140, go Right (S) for 1 mile to large high fenced gate on Right.

(or)

From Dallas take US 175 South 38.7 Miles to Kemp, Right (S) on SR 274 for 6.4 miles to Seven Points, Right on FM 85 for 8.6 miles to CO RD 2140, Left one mile to High Fenced Gate on Right.



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