

# 250 Acre Equine Showplace

## Robertson County, TX

This "gentleman's ranch" is the ultimate in horse property or cattle ranching in Robertson and surrounding counties. This beautiful ranch features rolling, sandy terrain, improved hay fields, wooded hunting and recreational areas, a 5 acre fishing lake, four ponds and much more.



From the custom gated rock entry you will wind along a tree lined drive, past the lake and paddocks to the stunning custom home. The 4500sf, 3/3/3 ranch style home is built of stone and HardiePlank siding and features beautiful mesquite flooring, tile, and carpeting throughout. A welcoming entryway through 8' handcrafted doors (from Guatemala made of Honduran mahogany) flows into a spacious great room with vaulted ceilings and a rock fireplace accented by towering, ceiling high windows that frame the beauty of the outdoors.





A warm and inviting dining room and spacious, designer gourmet kitchen offer perfect entertainment opportunities.

Kitchen Features include:

Granite countertops and custom cabinetry

48" DCS Range w/ 2ovens (1 convection & 1 conventional), 6 burners, grill, stainless, all gas.

Vent hood with heat lamps, 3 exhaust fans, and 2 fluorescent lights

GE Triton dishwasher

U-line wine cooler

Sub Zero side by side refrigerator and freezer

Master Suite has U-line under-counter refrigerator.

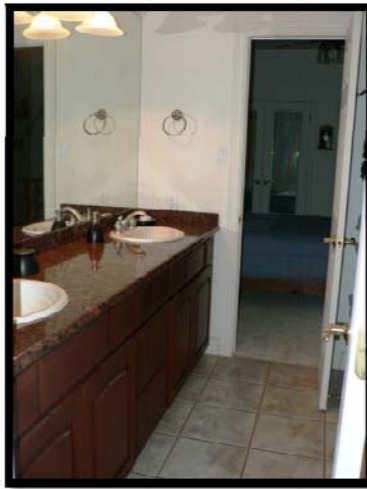
75 gallon gas water heater w/ re-circulating pump.



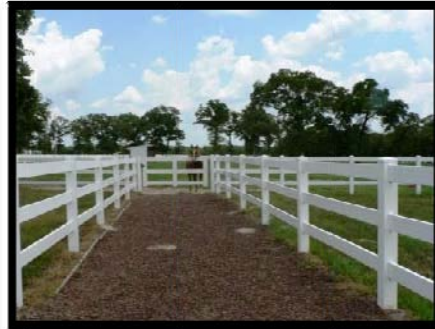
The unique, master suite design offers bright open windows, a special petrified rock fireplace (masoned by the seller, from rocks found on the ranch), a spacious dressing area with mini-fridge, huge walk-around closet, hidden floor safe, a rocked shower and separate Whirlpool tub.







The office/study features double French doors, keeping you relaxed and close to nature. The guest rooms have spacious closets and share a Hollywood style bath with dual vanities. Custom décor and attention to detail certainly make this house a home.



Half mile of road frontage with 3 rail PVC fencing along the front and the same PVC fencing frame the layout of 5 paddocks, shaded by scattered Oaks and equipt with Nelson automatic waterers. Your four legged friends will also enjoy the comfort of the 8 stall barn with tiled flooring in the feed room and 1" rubber pavers that cushion the alleyway and wash rack. Stained stall fronts with sliding Priefert doors and a four horse walker round out this facility.







Rolling, sandy soil with 170 acres of pasture/hay meadows offer production, while the balance in native Oak, Elm Cedar and Yaupon offer great wildlife coverage. A five acre stocked lake, 4 ponds, and plenty of deer, dove, duck, hogs, and some turkey, make this a great multi-use property. There is a 480' well to service the house and watering system and also county water at the entrance used to water the trees along the drive.



Equipment and furnishings available for separate purchase. Equipment includes 2 tractors w/ 2 hay forks, bucket, shredder, 14' disc, box blade, 16' lowboy trailer, and 20' alum. 4 horse trailer. Residence is totally furnished.



Located appx. halfway between Dallas and Houston.....

From Hwy. 14 and Hwy 7 in Kosse, TX - travel East on Hwy 7, cross RR tracks, go 1/2 mile turn South (right) on first road, LCR 704. Travel 6 1/2 miles and property is on left.

From I-45 at Centerville travel West on Hwy 7, 45 miles to Kosse, TX. Just past the Kosse city sign turn left on LCR 704 for 6 1/2 miles. Property is on left.

From Hwy 6 turn Northeast on Hwy 14. Proceed approx. 5 miles to Bremond. Cross Hwy 46, turn Right at first road, FM2413. Travel 10 miles. At "T" turn left and left again at "Y" approx. 3 mi. Ranch is on Right in 1 mile.



Shown by advance appointment only

Offered at

**\$ 1,775,000.00**

By

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