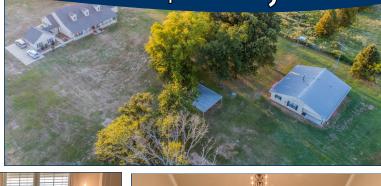


AltaTerra Realty and Auction LLC

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\$650,000











Luxurious Equine Ranch with Guest Home

612 County Road 1185, Sulphur Springs, Texas 75482





Main House:

4 Bedrooms, 3 Bathroom 3,545 square feet Covered Front Porth Attached 2-car Garage Gourmet Kitchen Breakfast Area Full Dining Room Plentiful Storage

Guest House:

Recently Refreshed 3 bedrooms, 2 bathrooms Screened Porch Utility Room Covered parking

Land:

52 Acre Farm/Ranch
Numerous Fruit Trees
Hardwoods, Cedars
Blackberry & Grape Vines
Two garden Areas.
Numerous Trails
Cross-Fenced
Livestock Corrals
Well on Property
3 Ponds
Numerous Spigots Off Well

Outbuildings: 20x60 Hay Barn or Livestock Shelter 30x40 Shop

Concrete Floor

Electricity

Shelving
2 Roll-up Doors
14x32 Shop
Water
Electricity
Propane Heater
24x24 carport
Storm Cellar
Gazebo