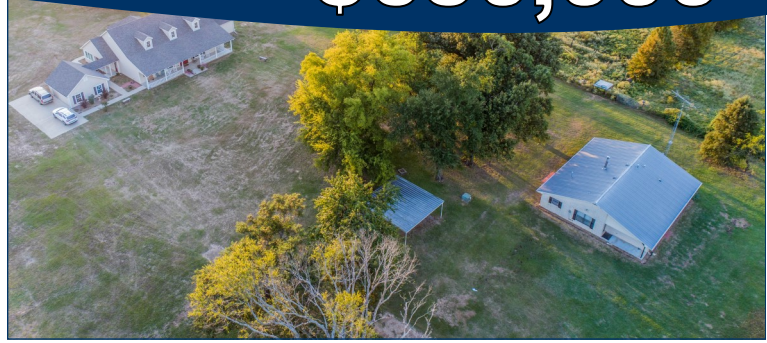


\$650,000



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