



Cattle or Horse Ranch for Sale

3028 W FM 1753, Ravenna, Texas 75476

This horse or cattle ranch in Northeast Texas, Fannin County features a 3 Bedroom, 2 Bath home. The country home is an immaculately kept ranch featuring a custom- built home with 2190 sq ft. Large kitchen with dining area plenty of space and cabinets. Mud room with rustic barn lumber and free- standing wood stove this room can be used as a sun room or other use. Over sized den also features free- standing wood stove and room for large family gatherings. 98 acres of coastal and native pastures. The property is fenced and cross fenced with 3 ponds, large pole barn. This ranch is ready for your cattle, horses or other animals Enjoy the peace and relaxation of the country along with amazing views and beautiful sunrises and sunsets. Within close proximity is Lake Bonham for boating and fishing, proposed Lake Ralph Hall and Cooper Lake. A short commute to the large towns for shopping and dining. When you want the big city amenities of Dallas you are just a little over an hour drive. Come look at this gorgeous property you will be impressed!

Additional 33+/- acres hay meadow are available.

\$598,000

Description3 Bed / 2 Bath
Land..... 98 ± Acres
Kitchen 16' x 13'
Dining Room 17' x 13'
Living Room 30' x 19'
Mud Room 11' x 17'
Master Bedroom 16' x 14'
Master Bathroom 12' x 7'
Bedroom 2 12' x 13'
Bedroom 3..... 12' x 13'
2nd Bathroom 7' x 9'
Fence Cross Fenced
Outside Features3 Ponds
Outside Features ... Pole Barn

#42233-12552



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