



## Country Home on Small Acreage

289 CR 35780, Arthur City, TX 75411

Beautiful country estate with ranch style brick home with large entry and office off entry, light and bright living area with wood burning fireplace has display cabinets to each side. Kitchen has a bar and breakfast area, separate dining room and utility with pantry and full bath. 3 large bedrooms, master bath with jack and jill bath. 9.738 acres fenced and cross fenced, 2 ponds, horse shed and a large 40' x 40' enclosed and insulated shop with two 14' roll up doors and street door. Attached to the enclosed shop is 40' x 20' covered 2 sided awning off the north side, a 40' x 20' 2 sided awning off the south side that is perfect for RV parking, and off the back side of the enclosed shop is a 20' x 20' awning. There is also a storage building NW of the house. Large beautiful trees in yard and acreage has some open pastures and some wooded areas with rolling terrain. Located about half a mile from Pat Mayse Lake. Property is about 20 minutes drive from Paris, located in desirable North Lamar ISD. Must SEE!!

### \$250,000

Description..... 3 Bed/ 3 Bath  
 Land..... 9.73 ± Acres  
 Kitchen ..... 12' x 11'  
 Living Room ..... 21' x 16'  
 Dining Room ..... 12' x 11'  
 Breakfast ..... 11' x 9'  
 Master Bedroom ..... 17' x 14'  
 Bedroom 2 ..... 13' x 12'  
 Bedroom 3..... 13' x 11'  
 Utility ..... 12' x 5'  
 Office ..... 10' x 9'  
 Entry ..... 11' x 10'  
 Outside Features ..... Shop  
 Outside Features .... RV Parking

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