

640 +/- ACRES

00 County Rd 3060, Cooper, Texas 75432

FOR SALE

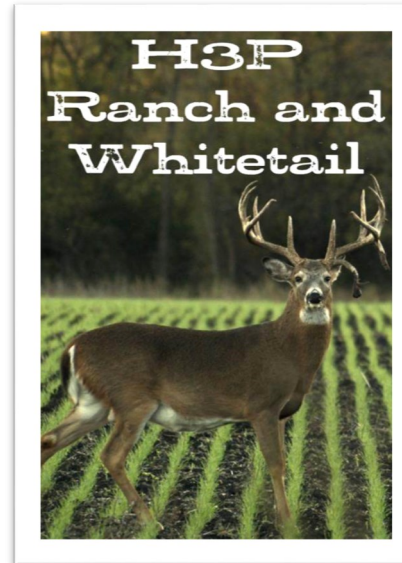
\$3,000,000

Directions:

From Dallas take I-30 past Greenville to SH 24 North through Commerce to Cooper. At intersection of SH 24 and FM 64 in Cooper, turn Left for approx 1.5 mi, then R on FM 1530 to FM 1533 R drive to road takes a hard left, go R to CR 3220 R to property, large metal gate H3P Ranch. Combo Lock on gate.



640 ACRE EXOTIC GAME RANCH 1.5 HOURS FROM DALLAS



Property Description:

640 Acre Exotic Game Ranch features 10,000 SF of living area, with main lodge 5500 SF, with open concept perfect for entertaining. There are also 3 guest cabins of 1700 SF each. This Incredible High Fenced Game Ranch is only 1.5 hours from Dallas. Stocked with Exotic game, incl. Elk, Trophy White Tail Deer, Oryx, & Axis. This is the ideal place to entertain guests and family, corporate retreat, commercial guided hunt facility. Property has a mix of open grass land and heavy timber connected by tree lined corridors for game cover. There are 4 hunting blinds and several game feeders that will remain with the property. Includes game cleaning and cooler, bird flight pens, and dog kennels. Property is fully furnished.

RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160

www.frankrobertslandteam.com

Information herein deemed reliable but not guaranteed.



Brought to You Exclusively By
Frank J. Roberts, ALC

BROKER ASSOCIATE, Owner

OFFICE: 972-524-0689

FAX: 972-551-2525

frank@rmlandmark.com



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Barn Information:

- Barn(S)
- Electric To Barn
- Water To Barn

Construction:

- MetalRock/Stone

Lot Description:

- Acreage
- Horses Permitted
- Partially Cultivated
- Pasture
- Some Trees
- Tank/ Pond



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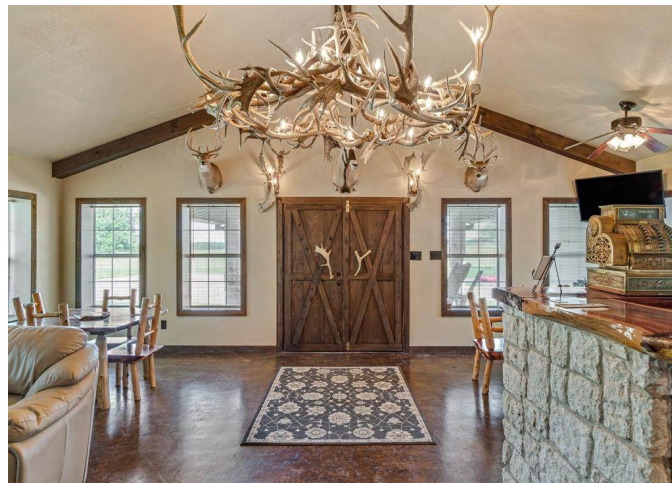
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Exterior Building:

- Hunters Cabin
- Workshop

Exterior Features:

- Covered Porch(Es)
- Guest Quarters
- Lighting System
- Outdoor Fireplace/Pit
- Outdoor Living Center
- Patio Covered
- Satellite Dish
- Separate Entry Quarters
- Storage Building
- Workshop
- Workshop W/Electric



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Fireplace Features:

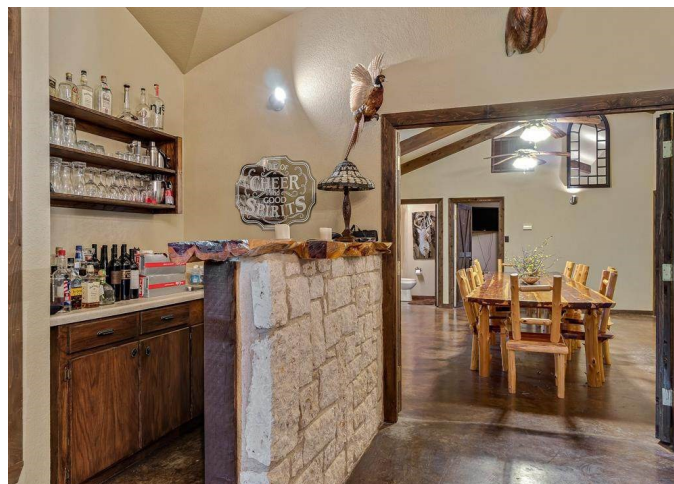
- Masonry Box
- Stone
- Wood Burning

Heating:

- Central Air-Elec
- Central Heat-Elec

Interior Features:

- Decorative Lighting
- Flat Screen Wiring
- Vaulted Ceilings



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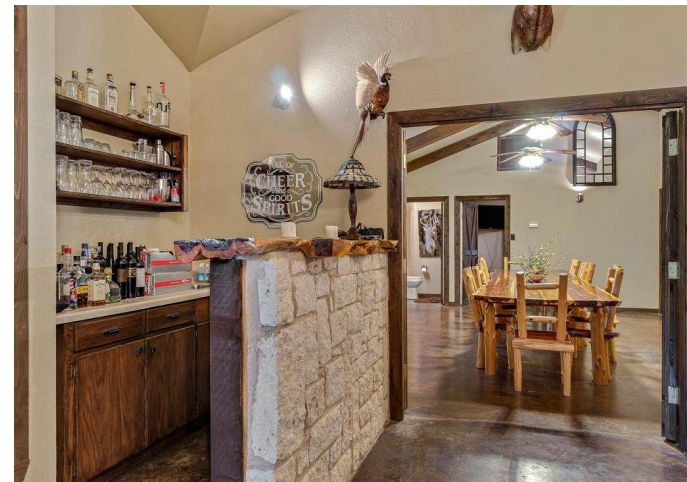
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Kitchen Equipment:

- Cooktop - Electric
- Dishwasher
- Disposal
- Double Oven
- Oven-Electric
- Refrigerator

Proposed Use:

- Agriculture
- Cattle
- Exotics
- Grazing
- Hunting/Fishing



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Utilities:

- Co-Op Water
- Outside City Limits
- Septic

Other Utilities:

- Co-Op Electric



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