

# FOR SALE

38 Acre Horse Property  
Listed for \$1,700,000

322 W Hinton Street  
Tioga, Texas



322 W. Hinton Street in Tioga Texas is a 38-acre horse property with city utilities and a prime location for development.

Improvements include a brick, single-story, 3-bedroom home, an 8,200 square-foot insulated horse barn with 15 – 12 x 16 stalls, office, bathroom, and an attached 60-foot covered round pen, a 15-stall mare barn, several fenced pastures, loafing sheds, a 40x100 insulated multi-purpose building formally used for special events, a 1,250sf covered pavilion, a 2,800sf spa building with an in-ground play pool, and a 3,600 square-foot storage barn. Although it is not in use at this time, there is a 135x300 outside track with a reining base that can be reworked.

This property offers a multitude of uses, lots of potential, has leasable improvements, and is positioned in the crosshairs of growth as the Metroplex continues expanding northward. It is currently leased to an area business.

To increase the overall land size of the property, there is additional adjoining acreage that can be simultaneously purchased with the potential for extending the property all the way to Corps of Engineer land on Lake Ray Roberts.

Tioga Texas is in southwest Grayson County on Us Hwy 377 and just west of the proposed tollway extension. Having always been a small town on the northeastern shores of Lake Ray Roberts, development is now moving into the area with approximately 6,500 housing permits recently being issued or in process (Per Tioga City Hall).



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**\$1,700,000**

Living Room:	21 x 16 / 1	Kitchen:	12 x 10 / 1	Breakfast Bar, Built-in Cabinets, Island
Dining Room:	17 x 11 / 1	Breakfast Room:	10 x 6 / 1	
Master Bedroom:	15 x 13 / 1	Bedroom:	12 x 11 / 1	Split Bedrooms, Walk-in Closets
	Ensuite Bath, Garden Tub, Linen Closet, Separate Shower, Walk-in Closets			
Bedroom:	12 x 11 / 1	Utility Room:	7 x 6 / 1	Built-in Cabinets, Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Washer Hookup
	Walk-in Closets			

**Property Description:** 38-acre horse property with city utilities and a prime location for development. Features a brick, single-story 3-bedroom home, an insulated horse barn with 15 - 12x16 stalls and an attached 60-foot covered round pen, a 15-stall mare motel, several fenced pastures, loafing sheds, and sandy loam soil. There is also a 40x100 insulated multi-purpose building formally used for special events, a 1250sf covered pavilion, a 2800sf spa building with an in-ground pool, and a wood-framed storage building. This property offers a multitude of uses, has leasable improvements, and is positioned in the crosshairs of growth as the Metroplex continues its northward expansion. There is additional acreage that can be purchased.

**Public Driving Directions:** Turn west off Hwy 377 across from Gene Autry Drive and then left on Texas Street, which will turn into W Hinton. Property on north side with gated entrance.

Property Type: **Residential/ RES-Farm/Ranch**  
 Subdivision: **Charles Kitchen**  
 County: **Grayson**  
 Square Feet: **1,931**  
 Lot Dimensions: **37.994 Acres**  
 Acres: **37.994**  
 Stories: **1**  
 Fireplaces: **1**  
 Parking/Garage: **2**  
 Parking/Carport: **0**  
 Year Built: **2001 / Preowned**  
 Pool: **Yes**  
 Status: **Active**

MLS Number: **14573268**  
 School District: **Tioga ISD**  
 Elementary School Name: **Tioga**  
 Junior High School Name:  
 Middle School Name: **Tioga**  
 Intermediate School Name:  
 High School Name: **Tioga**  
 Senior High School Name:  
 Planned Development:  
 Home Owners Association: **None**

Listing Office: **KELLER WILLIAMS REALTY**  
 Listing Agent: **DUTCH WIEMEYER**



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**332 W Hinton Street, Tioga, Texas 76271**



SATELLITE AERIAL...Property Outlines And Tags Are Approximate And For Illustration Only



SATELLITE AERIAL...This Shows The Great Proximity Of This Property To Hwy 377 In Tioga, As Well As Lake Ray Roberts!



FRONT OF HOME...Gated Entrance, Brick And Stone Exterior And Beautiful Trees!



FRONT OF HOME...Extra Photo



FRONT OF HOME...Extra Photo



LIVING ROOM - DINING ROOM - FOYER...Home Is Currently Used For Business Purposes



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LIVING ROOM...Brick Fireplace



FORMAL DINING ROOM...Tile Floor, Opens To The Living Room, Kitchen, Dinette And Foyer



FORMAL DINING ROOM...2 Inch Blinds, Tile Floor And View Of Foyer



KITCHEN...Tile Floor, Gas Stove, Microwave, Dishwasher, Under Cabinet Lighting, Breakfast Bar



DINETTE...Tile Floor, 2-Inch Blinds, Trayed Ceiling, Door To Back Yard



PRIMARY BEDROOM...Carpet, 2-Inch Blinds, Ceiling Fan



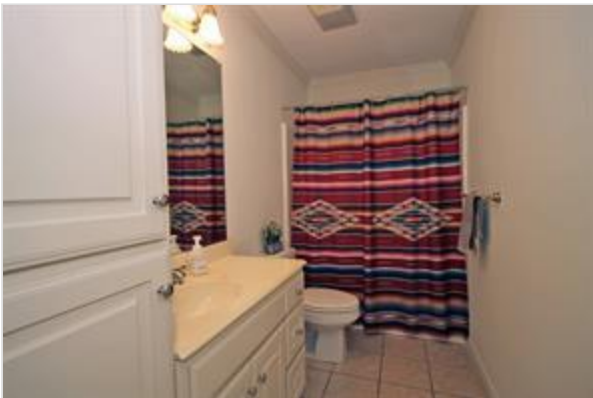
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PRIMARY BATH...Tile Floor, Garden Tub, Shower, Built-In Linen Cabinet, W/I Closet



BEDROOM 2



GUEST BATH



SIDE AND BACK YARD



STORAGE BARN



PAVILION



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15 STALL INSULATED BARN...4 Overhead Doors (2 On Each End)



HORSE BARN INTERIOR...Fifteen-12x16 Stalls Total, Insulated, 2 Separate Stall Aisles (8 Stalls On This Side), 2 Wash Racks And Stocks In Center Of Barn, Office, Tack Room And Feed Room



HORSE BARN INTERIOR...West Aisle (7 Stalls On This Side), Overhead Doors On Each End



TWO WASH RACKS AND SET OF STOCKS...Located In The Center Of The Barn



ONE OF TWO DRIVEWAYS LEADING TO HORSE BARN AND MARE MOTEL



60 FT COVERED ROUND PEN...Attaches To Horse Barn By A Covered Breezeway



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COVERED ROUND PEN INTERIOR



MARE BARN...Approx 36x100, Fifteen - 12x12 Stalls



15 STALL MARE BARN INTERIOR...Dirt Center Aisle



MULTI-PURPOSE BUILDING...Approx 4000 Sq Ft, Insulated, Metal Siding Behind Wood Exterior



MULTI-PURPOSE BUILDING INTERIOR...Previously Used For Events And Features A Dance Floor, Stage And Bar



MULTI-PURPOSE BUILDING INTERIOR...Bar Area



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PASTURE 1



PASTURE 2



PASTURE 3



PASTURE 4