

**GAME & CATTLE Ranch**  
15212 CR 363 Winona, Texas

**Land Features**

- 1146 gently rolling acres with a perfect blend of pastures and virgin timber
- 3 ½ miles of road frontage on 3 county roads & 1 FM road
- 1100 acres in high game fencing
- 30 acre, stocked lake and 14 small lakes/ponds, creek

**Home Features**

- Fantastic Lodge Style Home built in 2020 meticulously designed for entertaining and function
- 7600 sf under roof, 5000+/- sf AC/H
- 5 bedrooms, 6 ½ baths
- Open concept great room with 28' ceilings, floor to ceiling stone gas fireplace, gorgeous bar with two keg dispenser, 3 coolers, sink, ice maker
- Chef's kitchen w/ 6 burner Wolf Range, high end SS appliances, walk in pantry and coffee bar
- Master bedroom en suite features gas fireplace and spa like bathroom featuring mosaic tile soaking tub and multi head shower
- 4 spacious guest bedrooms with private baths. Downstairs guest bedrooms are split from master bedroom and have separate outside entries
- Pella exterior doors & windows. Solid Knotty Alder Wood interior doors.
- Covered front porch overlooking 30 acre, stocked lake
- Covered back patio featuring SS grill and overlooking 2020 built salt water, heated swimming pool, spa and water feature. Fire pit.
- Surround sound inside & outside. Surveillance cameras.
- 6<sup>th</sup> bathroom between carport & garage is designed for people and puppies!
- Dual sets of washers & dryers in utility room
- Attached over sized 2 car garage climate controlled with walk in cooler & 2 car carport
- Built in residential generator
- Selling furnished! Exclude mounts.

**Other Features**

- 3BD/2BA manager's home
- 2018 2BD/2BA mobile home – both have entries from county roads not the main entrance.
- \$400,000 in Whitetail & Exotics
- Shop, barn, working pens
- Shooting Range

**General Information**

- 5+ minutes to Interstate 20
- 15+ minutes to Tyler, Texas
- 1 ½ hours to Dallas
- Average annual rain fall – 47”