

14078 State Highway 110 N, Tyler, Texas 75704

MLS#: **20009124 N Active**

14078 State Highway 110 N Tyler, TX 75704-2229

LP: **\$19,000,000**

Property Type: **Land**

SubType: **Ranch**

OLP: **\$19,000,000**

Recent: **03/15/2022 : NEW**



Subdivision: **Ask agent**

County: **Smith**

Country: **United States**

Parcel ID: **100000055400013001**

Lot: **Block:**

Legal: **ABST A0554 J LEWIS TRACT 13.1,14,16-19,20A,21**

Unexempt Tx: **\$32,274**

Lst \$/Acre: **\$39,187.30**

Lake Name:

Plan Dvlpm:

MultiPrcl: **No** MUD Dst: **No**

Lots: **1**

Lots Sold Sep: **18**

Lots Sld Pkg: **19**

Rd Front:

Feet to Rd: **23,760**

Rd Asmt:

Land SqFt: **21,120,110** Acres: **484.851**

\$/Lot SqFt: **\$0.90**

Appraisr:

Subdivided: **No**

Lot Dimen:

Will Subdv:

HOA: **None**

HOA Dues:

HOA Co:

HOA Phone:

Adult Community: **No**

General Information

Crop Retire Prog:

Lakes: **1**

Pasture Acres:

Land Leased:

Tanks/Ponds: **1**

Cultivated Acres:

AG Exemption: **Yes**

Wells: **3**

Bottom Land Ac:

School Information

School Dist: **Lindale ISD**

Elementary: **Penny**

Middle:

High: **Lindale**

Primary: **Lindale**

Jr High:

Sr High:

Intermediate: **Moss**

Features

Lot Description: **Acreage, Agricultural, Cleared, Hilly, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Native - Pine, Pasture, Sprinkler System, Tank/ Pond**

Lot Size/Acres: **Over 100 Acres**

Restrictions:

Agricultural, Surface Lease(s)

Present Use: **Agricultural, Crops and Livestock, Grazing, Highway/Tourist Service, Horses, Hunting/Fishing, Investment, Livestock, Multi-Family, Pasture, Ranch, Recreational, Residential, Retail, Single Family, Timber, Unimproved, Other**

Easements:

Drainage, Electric, Utilities, Water Lines

Proposed Use: **Agricultural, Cattle, Commercial, Development, Equine, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Pasture, Ranch, Recreational, Residential, Resort, Single Family, Subdevelopment, Timber, Other**

Documents:

Abstract, Aerial Photo, Floorplans/Blueprints, Topo Maps

Zoning Info: **Ask agent.**

Type of Fence:

Fenced, Full, Gate, Masonry, Perimeter, Pipe, Wrought Iron

Development: **Utilities Installed**

Exterior Bldgs:

Arena, Barn(s), Boat House, Corral(s), Covered Arena, Garage(s), Gazebo, Guest House, Kennel/Dog Run, Pool House, RV/Boat Storage, Second Residence, Shed(s), Stable(s), Storage, Workshop, Workshop w/Electric

Street/Utilities: **All Weather Road, Asphalt, City Water, Electricity Available, Electricity Connected, Individual Gas Meter, Individual Water Meter, Phone Available, Underground Utilities, Well, Other**

Barn Informatn: **Arena, Barn(s), Electric to Barn, Equestrian Center, Equipment Barn, Hay Barn, Holding Pens, Indoor Arena, Living Quarters, Loaf Shed(s), Round Pens, Show Barn, Stable(s), Tack Room, Wash Rack, Water to Barn**

Common Feat:

Campground, Community Dock, Fishing, Horse Facilities, Lake, Perimeter Fencing, RV Parking, Stable(s)

Road Front Desc: **City Street, County Road, Highway, Interstate, Other**

Miscellaneous:

Road Surface: **Asphalt**

Road Frontage:

Crops/Grasses: **Hardwood Timber, Improved Pasture, Irrigated, Native**

Special Notes:

Soil:	Clay, Unknown	Prop Finance:	Cash, Contract, Other
Surface Rights:	Exist	Possession:	Negotiable, Other
Waterfront:	Dock – Covered, Dock – Enclosed, Lake Front, Retaining Wall – Other	Showing:	24 Hour Notice, Appointment Only, Call Listing Agent, Text Listing Agent
Vegetation:	Brush, Cleared, Grassed, Heavily Wooded, Partially Wooded, Wooded	Plat Wtrfrn Bnd:	
Horses:	Yes Dock Permitted: Yes	Lake Pump:	Yes
Barn(s) - Stalls/Size: 99/300x112			
Barn(s) - Stalls/Size: 80/200x90			
Barn(s) - Stalls/Size: 96/200x104			
Barn(s) - Stalls/Size: 18/190x32			
Barn(s) - Stalls/Size: 18/121x60			

Remarks

Property Description: **The Texas Rose Horse Park is a family-owned and operated premier event facility located in the beautiful rolling hills of Tyler, Texas. The 1,700-acre expanse features a full size lighted indoor arena, six all-weather footing outdoor show arenas including one Grand Prix Jumper Ring, three show barns housing over 350 12x12 stalls, a tent pad to accommodate an additional 350 horses, a Tadpole to Intermediate level Cross Country Course, a 61-slot RV Park and a concession court. Additional features: 13k sq ft main house, multiple guest houses, 17 acre lake, multiple barns, fully functional office, 125x325 indoor arena, equestrian center, multiple rings, 3 wells, 2 tanks, and over 4.5 miles of concrete fencing. Please reach out to our team today, so we can send you the entire marketing package, including information on the businesses that are currently running at the property.**

Public Driving Directions: **From Dallas take I 20 east to the Van and Tyler exit, Highway 110 exit 548. Turn south. From Houston take US 287 north to TX-155 towards Tyler. At FM- 2661 turn left. Left again at TX -64, right onto CR- 413, then left at FM -724. Follow FM-724 to CR-42 and turn right. At TX-110 turn left.**

Agent/Office Information

SUB: 0 - %	CDOM: 6	DOM: 6	LD: 03/15/2022 XD: 03/03/2023
BAC: 3 - %	VAR: No		
List Type: Exclusive Right To Sell			
List Off:	Rogers Healy and Associates (ROGE01) 214-368-4663	LO Fax:	972-248-5717 Brk Lic: 0537070
LO Addr:	3001 Knox Street #210 Dallas, Texas 75205	LO Email:	rogers@rogershealy.com
List Agt:	Rogers Healy (0521610) 214-207-9580	LA Cell:	214-207-9580 LA Fax:
		LA Othr:	214-207-9580 LA/LA2 Texting: Yes Yes
LA Email:	rogers@rogershealy.com	LA2 Email:	BlakeTowsley@RogersHealy.com
List Agt 2:	Blake Towsley (0524364) 918-671-3264	LA Website:	www.rogershealy.com
Off Sprvsr:	0521610		
Off Web:			

Showing Information

Call:	Agent, Office	Appt:	214.207.9580	Owner Name:	Ask agent
Keybox #:		Keybox Type:	Other	Seller Type:	Standard/Individual
Show Instr:	Proof of Funds required prior to arranging a tour. Agent to Meet. Please Contact Rogers for all tour requests. 214.207.9580 or Rogers@RogersHealy.com				
Occupancy:	Owner	Open House:			
Surveillance Devices Present:	Video				
Consent for Visitors to Record:	Audio, Video				

Prepared By: Blake Towsley Rogers Healy and Associates on 03/21/2022 10:25

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Search Criteria

Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract'
List Office Key Numeric is 15511745
Co List Office Key Numeric is 15511745
Selected 1 of 86 results.