**860 Clark Rd. Gainesville, TX 76240 Property Features:**

**This multi-use 123 Acre Ranch has something for everyone! Cattle Ranchers, Equestrians, Hunting Enthusiasts, and even Recreational Families can enjoy their own life in Texas on this private land nestled in a beautiful country setting. Sandy Loam soil with plenty of room to build! Seller brought in 2” water line from Mustang water and underground utilities that are easily accessible and provide many construction options. This special property gets you back to your roots. It boasts natural light in the home and provides the most beautiful sunsets Texas has to offer. Strategic planning allows for multi-generational homesteads on the property or use the utilities to build your income-producing horse property, expand the cattle herd, or enjoy nature and wildlife as it was intended all whilst calling this property “Home Sweet Home”.**

**2926 sq/ft. Upstairs loft and media room. Built in 2018**

**3 car garage with storage**

**2x6 exterior walls with spray foam insulation**

**10' ceilings on main floor, 9' on 2nd floor**

**Gas tankless hot water heater with hot water recirculation**

**20 SEER, two zone, variable speed HVAC**

**20-amp circuits in garage, living, and media**

**Conduit run to most rooms for future cabling**

**Resilient Channel walls between living space and master bedroom and bedroom 2 for noise dampening.**

**Solid-core interior doors throughout**

**Soft-close cabinet doors and drawers**

**KitchenAid black stainless steel appliances w/ double oven, gas cooktop, refrigerator**

**Propane gas stub for grill on back porch**

**Granite countertops in kitchen and bathrooms**

**42" wide front entry door**

**Aerobic Septic System**

**Front and backyard irrigation system**

**5' pipe and cable fence around homesite**

**Covered Front and Back Porches**

**Barn:**

**25'x42' Texwin Texas Barn**

**Two 10x10 sliding doors, and two 10x8 Rollup Doors**

**Thick 6" concrete slab designed to handle heavy equipment**

**Utilities:**

**2" water main from Mountain Springs Water Co-Op extended near the house for good water pressure and ability to connect other structures in the future**

**Underground PenTex Energy Cooperative electrical service**

**Propane tank and service by Red River Farm Co-Op**

**60' Rohn 25G Tower. Currently used for Internet Access. Nextlink Internet, Speed of Light Broadband, and Rise Broadband is available.**

**Land Features:**

**123 acres, mix of pasture and cross timbers woodland**

**Sandy loam soil**

**2, year-round ponds, one of which has recently been enlarged and stocked with catfish/bluegill. 1 seasonal pond along Wolf Creek.**

**Improved Pastures**

**Hay Yields**

**Active AG Exemption with cattle**

**13 minutes from Ray Roberts Lake State Park, 13 minutes from Gainesville, TX.**

**1 Hr from DFW & Love Field Airports**

**Disclosures:**

**Rich with history, this land has a fenced burial site on the far North side of the property, (NOT close to the homesite) honoring Mr. William Wornell, who died Oct. 1862.**