

608 Old Center Church RD Whitesboro, TX 76273

Amenities List

AG EXEMPT, NO RESTRICTIONS, MINERAL RIGHTS AVAILABLE!!

Two Homes:

Main Home: Built late 2017

Guest Home: 3-bedroom 2-bathroom 2054 sq. ft.

Lot Features:

- ✓ Inground pool at main home
- ✓ Commercial Fire Pit behind Party Barn
- ✓ 2017 Concrete Underground Storm Shelter behind Main Home
- ✓ Operating Water Well for optional irrigation. Located in back yard of guest home.
- ✓ Spring Fed Creek throughout property
- ✓ ¼ acre pond stocked with Bluegill and Catfish
- ✓ Pecan Tree Grove
- ✓ Gated Entrance with Remote Operating Capability
- ✓ 9-acre Hay Field
- ✓ Fenced and cross fenced.
- ✓ 30 Zone Commercial Sprinkler System at Main Home with Pool Filler Zone
- ✓ 4 Zone Sprinkler at Chapel and Party Barn area.
- ✓ Lighted Trail from parking area to party barn/chapel area with 40 t steel custom walk bridge.
- ✓ Additional bridge to access chapel garden behind chapel
- ✓ 2" Water lines throughout property.
- ✓ 1 Commercial Water Meter to allow for more expansion
- ✓ 1 Residential Water Meter serves Guest Home.
- ✓ Underground Electrical run beyond guest home to all areas of estate. Expansion opportunities off two on ground transformers located strategically. (This was extremely expensive. However, it allowed for no above ground electrical cables to run and seen to all the new buildings)
- ✓ Coastal Bermuda grass in all areas outside of turf grass areas at home and chapel area.
- ✓ Plum Tree Grove
- ✓ Incredible walk-through wooded area along creek with amazing views and nature everywhere.
- ✓ Estate has the coveted sandy soils that many people have moved to this area for.

Additional Structures:

Barn 1:

Built Late 2017. 45x100 (Mueller Steel) Concrete foundation. Full electrical. Water. 2 'Big Ass' fans. 2 oversized horse stalls. 16 ft side wall height. 2 14x14 garage style doors on ends. One Roll up door on side and two walk doors. Oversized windows around building.

Barn 2:

Built in the 1970's. 30x30 including overhang. Electrical and water with lights and fans. Connected to livestock pen/handling equipment for cattle or horses.

Steel Pipe pen with alley and cattle squeeze chute.

250 Gallon Diesel Above Ground Tank. Sliding door and walk door.

Barn 3:

Built in 2020. 40x50 'Party Barn'. Osage Hall. Fully closed cell foam insulated. Finished walls inside. All commercial grade wood like flooring. 8/12 roof pitch for dramatic appearance. 16 x 21 custom stone fireplace. Fireplace is 100% mason custom-built wood burning capable with propane run to it with 42" Commercial quality Big Tex log set (\$3800 propane log set). Mantel is custom milled from Osage Tree onsite and is 15 feet long.

2 Four Ton HVAC units to allow for extreme cooling or heating for events.

Oversized windows around perimeter. Two French Door units and two single walk doors.

Chapel:

20x50 Custom designed and built chapel. 12ft side walls with high roof pitch and steeple/bell tower. Oversized ductless HVAC for cooling and heating.

Oversized windows around exterior wall envelope. Bathroom

Building:

10x20 bathroom building with high end finish out and commercial toilets. Men's room has auto flushing urinal and commercial toilet stall. Women's side has commercial toilet. Fully air conditioned.