

White Bison Ranch

195± acres | \$9,800,000 | Athens, Texas | Henderson County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

White Bison Ranch

Location

The White Bison Ranch is located just outside the loop, Jed Robinson Loop, that travels around Athens, Texas on the north side of town. The property is located 70 miles east of Dallas via Highway 175 as well as being only minutes away for Cedar Creek Lake and Lake Athens.



Improvements

White Bison Ranch is a highly improved property with the main house being the center of attention, with second-to-none views. The main house is 10,000+ square feet with 4 bedrooms, 5 full baths, and 2 half baths. Also in the housing compound, there is a 3-car garage with an attached 1 bedroom 1 bath apartment. On the other side of the house is a Pool House with an additional 1 bedroom and 1 bath along with a sauna and fully equipped workout room. Also located in the main home area is a beautiful saltwater pool with numerous sitting areas and entertainment space.

Additional housing is located on the ranch. There is a 2-bedroom 1 bath (1500± square feet) foreman's house at the front of the property. Also located near the large semi-private lake is a brand-new fishing cabin for guests to utilize. There are also two Generac Generator systems that provide electricity to all improvements in case of any electricity loss.

Also located on the ranch are a small horse barn with stalls, a covered equipment barn, a storage barn, a chicken coop, and cattle pens for animal handling. All of these improvements are located at a distance from the main home and entertainment area.











Lakes • Water Sports • Fishing

The White Bison Ranch is a spectacular property for the family or company looking for a place to entertain and enjoy the water. First and foremost are the 3 private lakes located throughout the ranch. The lakes are 4± acres, 10± acres, and 12± acres with small docks located on the 2 larger lakes. There are also a few small ponds throughout the ranch. All lakes are stocked and also provide waterfowl hunting in season. The semi-private lake, which the ranch has substantial frontage on, along with a covered dock, is made up of 325± acres. Water sports and fishing are also available on the larger lake.





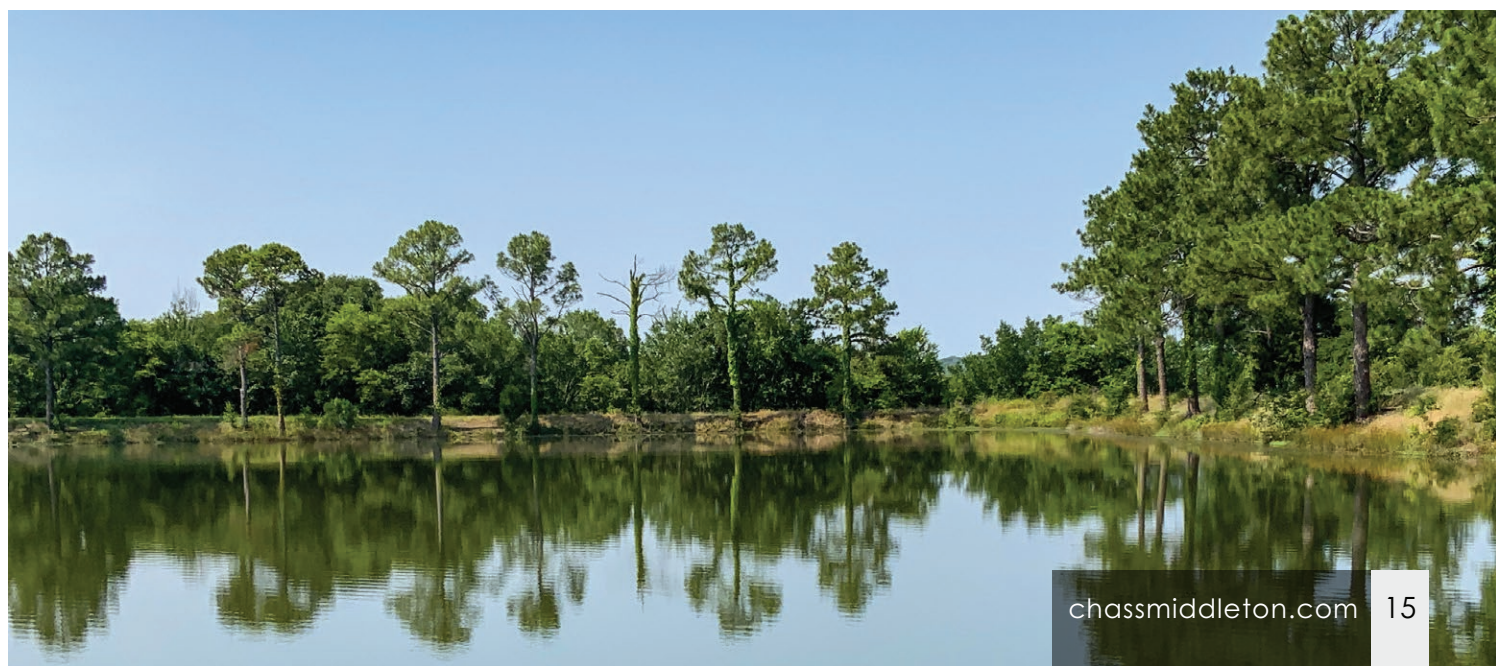


















Price • Remarks

The White Bison Ranch is a very unique offering with fabulous improvements and the ability to entertain large groups of family and friends. Properties with these types of improvements along with numerous outdoor entertainment options and a central location, rarely become available. New owners could use the ranch as a family compound, company retreat, or just very special fishing and hunting property

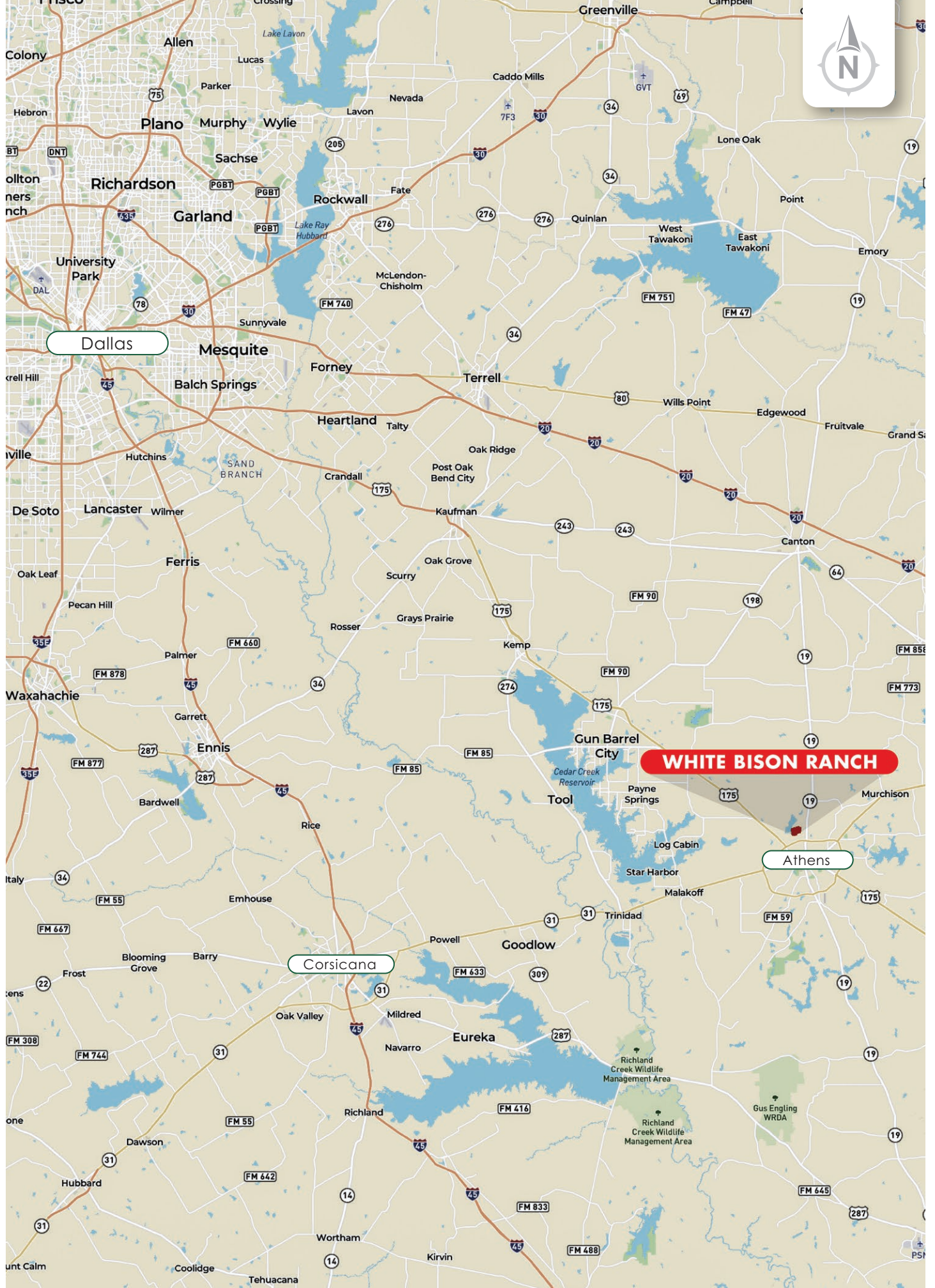
White Bison Ranch is reasonably priced at \$9,800,000.

This is a special offering and a rare opportunity to own a very Private retreat for friends, family, and business associates.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a private tour.





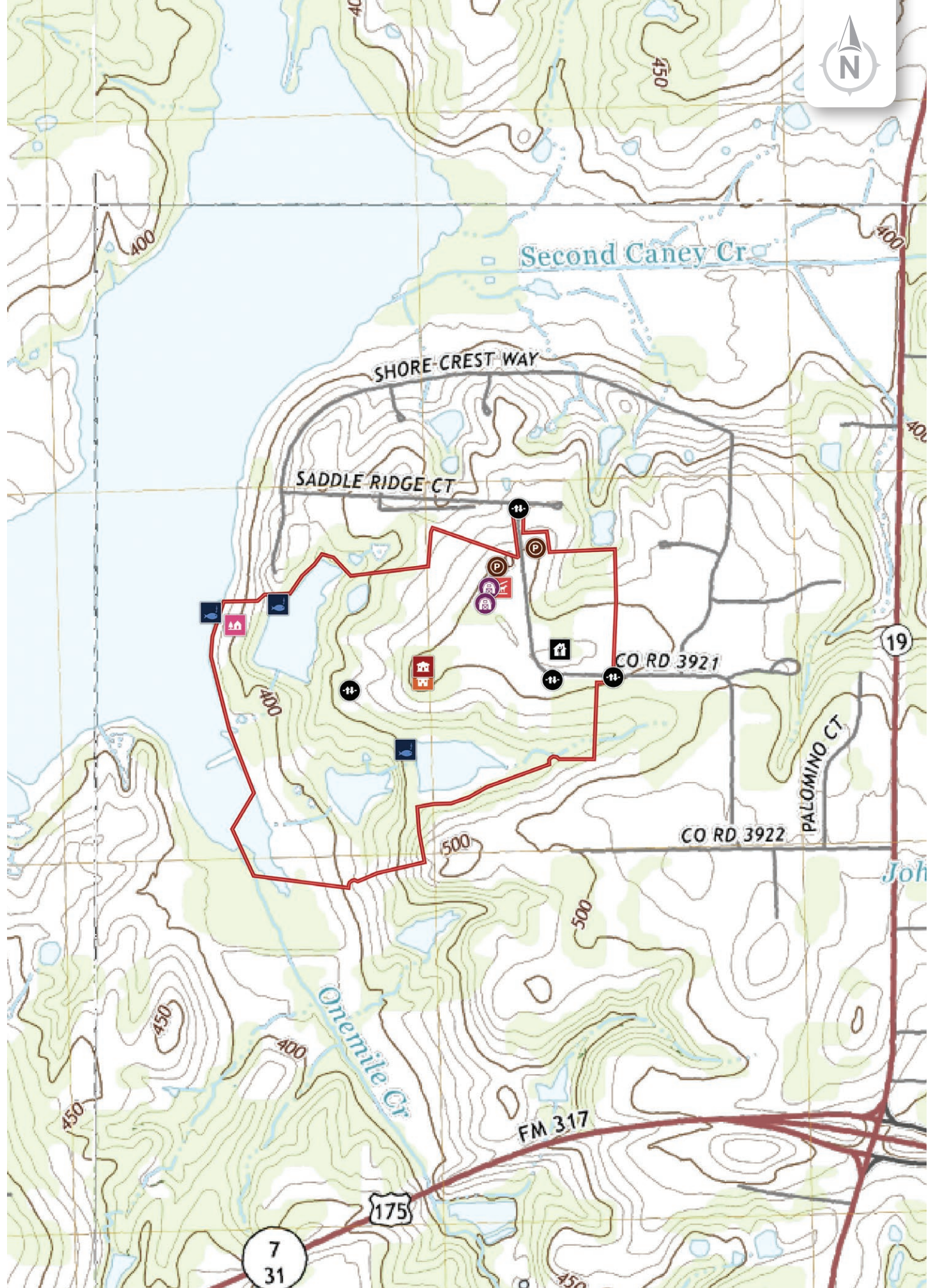




Second Caney Creek



32.2384, -95.8656



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Scan QR Code for more details on the White Bison Ranch.

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YouTube

