## **FOR SALE**

## 8-Acre Horse Property Listed for \$649,000

## 4452 County Road 123 Gainesville, Texas



This immaculate 8-acre horse property features a beautifully maintained home and horse barn.

The residence, built in 2021, features an open-concept layout that seamlessly integrates the living area and an inviting eat-in kitchen, highlighted by a cathedral ceiling. The living room is centered around a floor-to-ceiling stone fireplace, while the kitchen includes granite countertops, stainless steel appliances including a gas range, and a large island with a breakfast bar and ample under-counter storage.

The home offers two bedrooms, including the primary suite with an ensuite bathroom, a built-in desk, and access to a private covered patio. Additional amenities include a full guest bathroom and a separate utility room with a pantry. The oversized carport, with a vaulted ceiling and ceiling fan, is ideal for oversized vehicles or entertaining.

The horse barn, also built in 2021, has been thoughtfully designed with three 11x13 stalls, each with stall mats, auto waterers, ceiling fans, and partially covered pipe runs. It includes a 12-foot concrete center aisle, a wash rack with hot water, an enclosed tack room, and a storage area for feed and supplies.

The property offers two pastures with loafing sheds and two separate turn-out lots, all fenced with slick-wire, cedar stays, and pipe braces and corners. The soil is a good sandy loam soil.

Located about three miles north of Us82, the property provides good access to I-35 and other major thoroughfares serving the DFW Metroplex.





MLS#: 20739610 N Active 4452 County Road 123 Gainesville, TX 76240-0015 LP: \$649,000

Property Type: Residential SubType: Single Family

Also For Lease: N
Subdivision: Howeth H
County: Cooke
Country: United States
Parcel ID: 156459

Lot: Block: MultiPrcl: Yes MUD Dst: No

**Legal:** HOWETH H 0467 ACRES 8.0

Unexmpt Tx: \$5,980 PID:No

Spcl Tax Auth: No

Beds: 2 Tot Bth: 2 Liv Area: 1

Fireplc: 1 Full Bath: 2 Din Area: 1 Pool: No

Half Bath: 0 Adult Community:

Smart Home App/Pwd: No

**SqFt:** 1,300/Builder **Yr Built:** 2021/Public Records/Preowned

Lot Dimen:
Subdivide?: No
HOA: None

 Hdcp Am:
 No
 Garage:
 No/0

 Horses?:
 Yes
 Attch Gar:
 No

 Attached:
 No
 # Carport:
 3

 Acres:
 8.000
 Cov Prk:
 3

 HOA Dues:

**School Information** 

School Dist: Callisburg ISD

Elementary: Callisburg Middle: Callisburg High: Callisburg

Rooms

Room <u>Dimen / Lvl Features</u> <u>Room <u>Dimen / Lvl Features</u></u>

**Living Room** 17 x 11 / 1 Ceiling Fan(s), Fireplace **Kitchen** 17 x 17 / 1 Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Farm Sink,

Granite/Granite Type Countertop, Kitchen Island, Pantry, Water Line

to Refrigerator

Lst \$/SqFt: \$499.23

Lake Name:

Plan Dvlpm:

Lse MLS#:

**Utility Room** 10 x 8 / 1 Built-in Cabinets, Separate Utility **Bedroom-** 17 x 12 / 1 Ceiling Fan(s), Ensuite Bath,

Room **Primary** Separate Shower, Walk-in

Closet(s)

**Bedroom** 12 x 10 / 1 Ceiling Fan(s)

**General Information** 

**Housing Type:** Single Detached **Fireplace Type:** Gas Logs, Living Room, Propane, Stone

Style of House: Ranch Flooring: Luxury Vinyl Plank

**Lot Size/Acres:** 5 to < 10 Acres **Levels:** 

Soil: Sandy Loam Type of Fence: Cross Fenced, Fenced, Gate, Pipe, Wire Heating: Electric Cooling: Ceiling Fan(s), Central Air, Electric

Roof:Metal, ShingleAccessible Ft:Windows:Window CoveringsCmplx Appv For:

**Construction:** Brick, Fiber Cement **Patio/Porch:** Covered, Front Porch, Patio

**Basement:** No **Listing Terms:** Cash, Conventional

Possession: Other

**Features** 

**Appliances:** Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Tankless Water Heater Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup

Interior Feat: Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet

Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Exterior Feat: Covered Patio/Porch, Rain Gutters, Stable/Barn, Storage

Park/Garage: Attached Carport

Street/Utilities: Aerobic Septic, Co-op Electric, Co-op Water, Gravel/Rock, Individual Water Meter, Outside City Limits, Overhead

Utilities, Propane, Unincorporated, No City Services

**Lot Description:** Acreage, Few Trees, Level, Pasture

Other Structures: Barn(s), Outbuilding, Shed(s), Stable(s), Storage

**Restrictions:** No Known Restriction(s) **Easements:** Access, Utilities, Water Lines

Remarks

**Property Description:**This well-maintained 8-acre horse property features an immaculate home and barn. The residence has an open layout with a cathedral ceiling, integrating the living area & eat-in kitchen. The LR includes a stone fireplace, while the kitchen has granite countertops, stainless steel appliances, and a large island with a breakfast bar. The home offers 2

bedrooms, including a primary suite with ensuite bath, built-in desk, & private patio. Additional amenities include a

guest bath & utility room with pantry. The oversized carport with vaulted ceiling is ideal for larger vehicles or entertaining. The horse barn has three 11x13 stalls with mats, auto waterers, ceiling fans, & covered pipe runs. It features a 12-foot concrete aisle, wash rack with hot water, enclosed tack room, and feed storage. The property has two pastures with loafing sheds and separate turn-out lots, all fenced with slick-wire and cedar stays. Located 3 miles north of US-82, this property offers easy access to I-35 and DFW.

Public Driving Directions:

Us82 east of Gainesville - North on Cr 123 - Go about 3 miles. Go about one-half mile past where Cr123 changes to gravel. Property on the southside.

**Agent/Office Information** 

Lst Ofc: KELLER WILLIAMS REALTY Lst Agt: DUTCH WIEMEYER

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 09/26/2024 18:22

Information Deemed Reliable, but not Guaranteed. Copyright: 2024 NTREIS.

4452 County Road 123, Gainesville, Texas 76240



GATED PROPERTY ENTRANCE

PROPERTY AERIAL...Front And Side View



PROPERTY AERIAL...Front View



PROPERTY AERIAL...View From Back Of Property, Looking Towards CR 123



PROPERTY AERIAL...Extra View From Back Side Of Property



FRONT OF HOME

4452 County Road 123, Gainesville, Texas 76240





FRONT OF HOME...Extra View



LARGE CARPORT



LIVING ROOM...Stone Fireplace, Luxury Vinyl Flooring



LIVING ROOM...Extra Photo



EAT-IN KITCHEN...Granite Countertops, Tile Backsplash, Under Cabinet Lighting, Breakfast Bar, SS Appliances, Gas Range, Luxury Vinyl Flooring



KITCHEN...Extra Photo

4452 County Road 123, Gainesville, Texas 76240



KITCHEN...Extra View, Looking Towards Utility Room And Also Primary Bedroom



KITCHEN...Extra View, Open To Living Room



PRIMARY BEDROOM...Luxury Vinyl Flooring, Built-In Desk, Cabinets And Shelving, Ceiling Fan



PRIMARY BEDROOM...Extra View, Door To Covered Back Patio



PRIMARY BEDROOM...Extra View



PRIMARY BATHROOM...Granite Vanity Top, Luxury Vinyl Flooring, Large Shower, Walk-In Closet W/Built-Ins

4452 County Road 123, Gainesville, Texas 76240



BEDROOM 2...Luxury Vinyl Flooring, Ceiling Fan, Closet



GUEST BATHROOM...Tub/Shower Combo, Luxury Vinyl Flooring, Large Single Vanity



UTILITY ROOM...Door To Carport, Walk-In Pantry/Closet Combo, Luxury Vinyl Flooring, Full Size W/D Area



3 STALL HORSE BARN...Approx 36 x 40 W/Partially Covered Pipe And Welded Wire Runs



VIEW OF HORSE BARN AND STORAGE BUILDING



HORSE BARN EXTERIOR...Extra Photo, Circle Driveway

4452 County Road 123, Gainesville, Texas 76240



HORSE BARN...Extra Photo



HORSE BARN INTERIOR...Concrete Center Aisle, 3 Stalls With Rear Doors Leading To Partially Cvrd Runs, Tack Room, Wash Rack, Hay/Feed Storage, Ceiling Fans, Sky Lights



BARN INTERIOR...View Of Large Wash Rack W/Hot And Cold Water



BARN INTERIOR...View Of Feed/Hay Storage Area



STALL INTERIOR...Each W/Rear Door To Outside 24
Ft Partially Cvrd Pipe & Welded Wire Runs, Auto
Waterers, Corner Feeders, Drop Down Head Doors,
Lights And Ceiling Fans

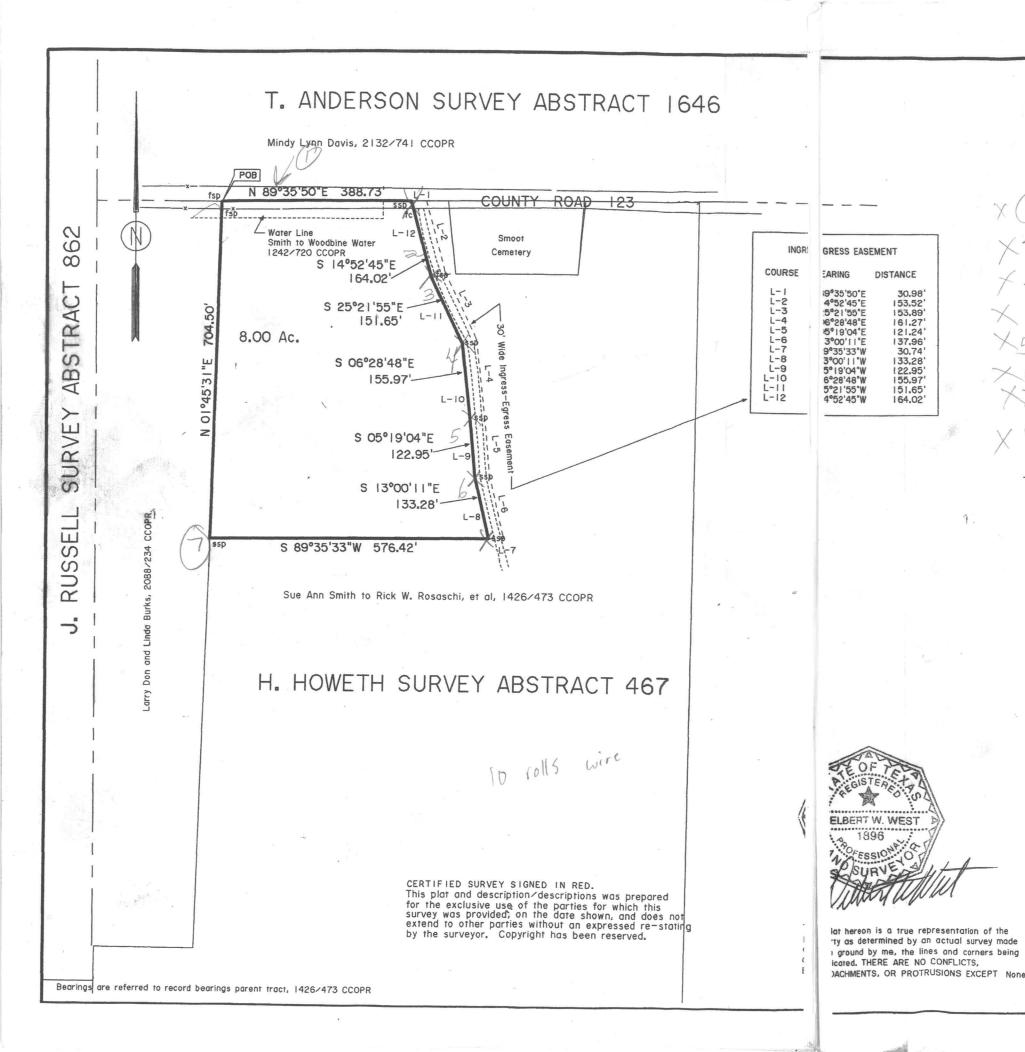


FRONT PASTURES WITH LOAFING SHEDS

4452 County Road 123, Gainesville, Texas 76240 **Listing ID:** 20739610



LOAFING SHEDS



FIELD NOTES TO 8.00 ACRES IN THE H. HOWETH SURVEY ABSTRACT 467, COOKE COUNTY,

All that certain tract or parcel of land situated in the H. Howeth Survey Abstract 467, Cooke County, Texas, being a part of a 53,96 acre tract of land conveyed by Sue Ann Smith to Rick W. Rosaschi and Bonnie Jo Clay by deed recorded in Volume 1426, page 473 of the Cooke County Official Public Records, and being more particularly described as follows:

BEGINNING at a found steel pin at the Northwest corner of said Rosaschi tract, on the North line of said Howeth Survey, common to the South line of the T. Anderson Survey Abstract 1646, in County Road 123;

THENCE North 89 degrees 35 minutes 50 seconds East, with said common survey line and North line of said Rosaschi tract, in said road, a distance of 388.73 feet

THENCE South 14 degrees 52 minutes 45 seconds East, passing a fence corner on the South line of said road, continuing along and near a fence, a total distance of 164.02 feet to a 4 inch fence corner post;

THENCE South 25 degrees 21 minutes 55 seconds East, a distance of 151.65 feet to

THENCE South 06 degrees 28 minutes 48 seconds East, a distance of 155.97 feet to

THENCE South 05 degrees 19 minutes 04 seconds East, a distance of 122.95 feet to a set steel pin;

THENCE South 13 degrees OO minutes 11 seconds East, a distance of 133,28 feet to

THENCE South 89 degrees 35 minutes 33 seconds West, a distance of 576.42 feet to a set steel pin on the West line of said Rosaschi tract;

THENCE North OI degree 45 minutes 31 seconds East, with said West line, along a fence, a distance of 704.50 feet to the point of beginning containing 8.00 acres

FIELD NOTES TO AN INGRESS EGRESS EASEMENT IN THE H. HOWETH SURVEY ABSTRACT 467.

Being a 30 feet wide ingress egress easement on and across a 53,96 acre tract conveyed by Sue Ann Smith to Rick W. Rosaschi, et al by deed recorded in Volume 1426, page 473 of the Cooke County Official Public Records, and being more particularly described as follows:

BEGINNING at a set steel pin at the Northeast corner of the above described 8.00 acre tract, on the common North line of said 53.96 acre tract and said Howeth Survey, common to the South line of the T. Anderson Survey Abstract 1646, said point being located North 89 degrees 35 minutes 50 seconds East, a distance of 388.73 feet from the Northwest corner of said 53.96 acre tract, same being the Northwest corner of said 8.00 acre tract, in County Road 123;

THENCE North 89 degrees 35 minutes 50 seconds East, with said line, in said road, a distance of 30.98 feet to a corner;

THENCE Southeasterly, passing the South line of said County Road 123, and continuing the following courses and distances:

South 14 degrees 52 minutes 45 seconds East, a distance of 153.52 feet to a corner, South 25 degrees 21 minutes 55 seconds East, a distance of 153.89 feet to a corner, South 06 degrees 28 minutes 48 seconds East, a distance of 161.27 feet to a corner, South 05 degrees 19 minutes 04 seconds East, a distance of 121.24 feet to a corner, South 13 degrees 00 minutes 11 seconds East, a distance of 137.96 feet to a corner;

THENCE South 89 degrees 35 minutes 33 seconds West, a distance of 30.74 feet to a set steel pin at the Southeast corner of said 8.00 acre tract;

THENCE Northwesterly, with the East line of said 8.00 acre tract the following courses and

North 13 degrees 00 minutes 11 seconds West, a distance of 133.28 feet to a set steel bin, North 05 degrees 19 minutes 04 seconds West, a distance of 122.95 feet to a set steel pin, North O6 degrees 28 minutes 48 seconds West, a distance of 155.97 feet to a set steel pin, North 25 degrees 21 minutes 55 seconds West, a distance of 151,65 feet to a set steel pin; North 14 degrees 52 minutes 45 seconds West, re-passing the South line of said County Road 123, and continuing a total distance of 164.02 feet to the point of beginning.

15686E.leg

SCALE |" = 200' DATE 08/25/2017

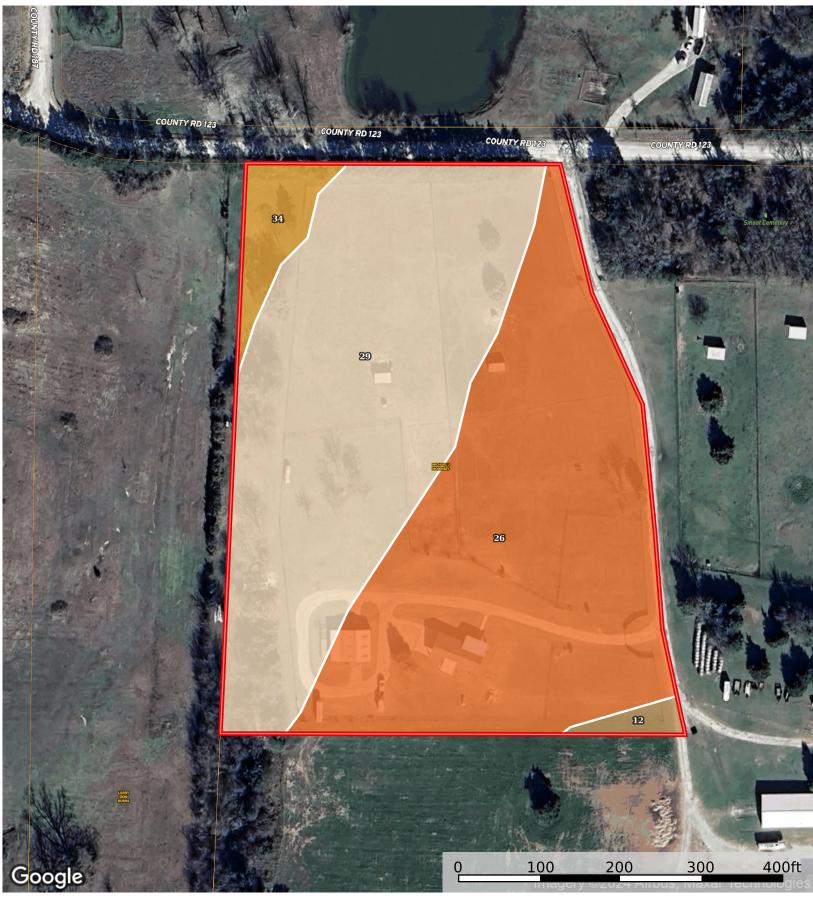
DELBERT W. WEST REGISTERED PROFESSIONAL LAND SURVEYOR GAINESVILLE, TEXAS 76240 107 NORTH DIXON STREET FAX 940/665-3749 940/665-1914

Copyright 2017 Delbert W. West, RPLS

FILE 10509/10509-4

DRAWN bb/DWW







## | Boundary 7.99 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
26	Gasil loamy fine sand, 1 to 5 percent slopes	3.88	48.56	0	42	3e
29	Gasil fine sandy loam, 1 to 5 percent slopes, eroded	3.7	46.31	0	41	3e
34	Gowen soils, frequently flooded	0.32	4.01	0	46	5w
12	Callisburg fine sandy loam, 1 to 5 percent slopes, eroded	0.09	1.13	0	43	3e
TOTALS		7.99(* )	100%	-	41.71	3.08

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

