

3P RANCH

75± ACRES | MEDINA COUNTY, TEXAS

TRS
TEXAS RANCH SALES
TEXAS IS OUR BRAND



TEXAS RANCH SALES

830-741-8906

Info@TexasRanchSales.com

TexasRanchSales.com



CAITLIN JACOB
ASSOCIATE BROKER

📞 903-245-5040

✉ cjacob@texasranchsales.com

📍 Carmine, Texas



PROPERTY FEATURES

- Lindale, Texas
- Horse property with sandy loam soil and improved coastal hay pastures
- Six-stall horse barn with wash rack, tack room, feed room, auto fly system, fans, heaters, and waterers
- Four-horse electric walker and 16-foot concrete aisle for efficient operations
- Three pipe pens with drive-through access plus a 20-acre mare pasture
- 3,016 sq/ft Austin stone ranch built 2003, with 3BR/3.5BA and wraparound porch
- Stained concrete floors, granite counters, Knotty Alder cabinetry, and whole-house generator
- Additional barns and storage, including a 75x50 hay/equipment barn and insulated storage





PROPERTY INFORMATION

DESCRIPTION

3P Ranch is a 75± acre equestrian property for sale in Lindale, Smith County, Texas. Built for serious horse operations, the ranch combines sandy loam soil, improved coastal hay pastures, and extensive pipe fencing with a well-appointed home and full set of equestrian facilities. The property is turnkey and ready for horses, livestock, or future development.

LOCATION

The ranch sits at 13288 County Road 4122 in Lindale, less than 90 miles east of Dallas and under 30 miles from Tyler. This East Texas location combines rural seclusion with easy access to schools, services, and regional markets.

IMPROVEMENTS

The main home, built in 2003, offers 3,016± square feet of ranch-style living. It includes three bedrooms, three and a half baths, a master suite with attached sitting room and office, custom Knotty Alder cabinetry, granite countertops, and stained concrete floors. A wraparound porch spans the house, and a three-car detached garage includes upstairs space that can be finished out. A Generac generator powers the entire home.

Equestrian facilities include a six-stall horse barn with wash rack, feed room, tack room, automatic fly system, fans, heaters, and Nelson automatic waterers. The barn also features a 16-foot concrete aisle and a four-horse electric walker. Supporting improvements include three pipe pens with drive-through access, a 20-acre mare pasture, and two 50-amp trailer hookups. Additional structures include a 75x50 hay and equipment barn, a 25x25 insulated storage room, and multiple pens and paddocks.

UTILITIES

The ranch operates on Lindale Rural Water and is supported by small ponds for livestock and wildlife. Underground utilities and a whole-house generator ensure reliable service throughout the property.

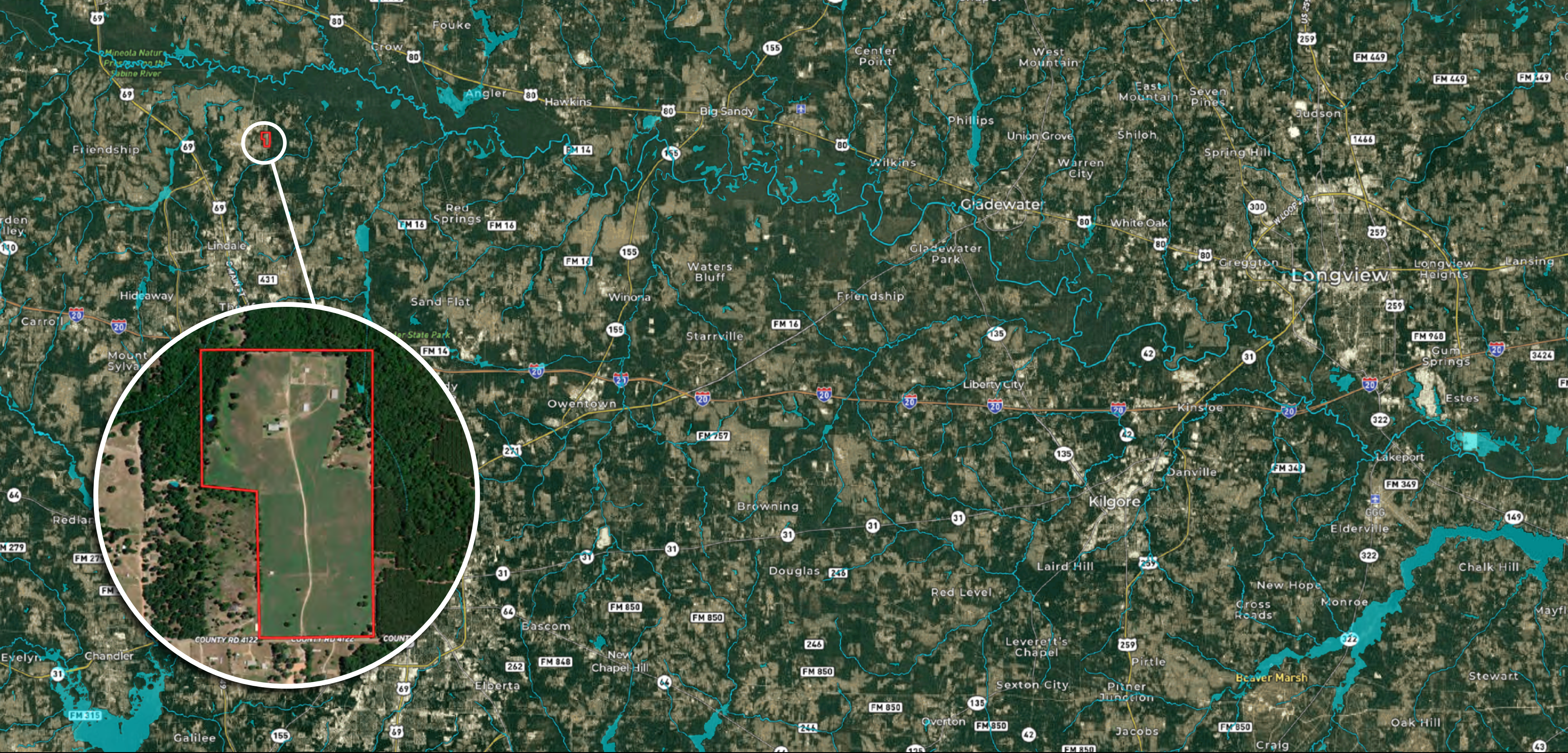
LAND & USE

The 75± acres feature sandy loam soil and improved coastal hay pastures, with about 35 acres dedicated as a hay meadow. Terrain is mostly flat with slight slope in the mare pasture, providing excellent grazing conditions. Extensive pipe fencing and cross-fencing divide the ranch into manageable sections for horses and livestock. The property also carries subdivision potential, adding long-term value and flexibility for future use.

REMARKS

3P Ranch combines a functional horse facility with a comfortable home and quality land in a strong East Texas location. With its equestrian improvements, hay production, and subdivision potential, the property offers a versatile opportunity for horse owners, ranchers, or investors looking for a well-rounded ranch in Smith County.





AHRENS
RANCH & WILDLIFE
(432) 386-7477
WWW.AHRENSRANCHANDWILDLIFE.COM
PROFESSIONAL WILDLIFE MANAGEMENT

Ahrens Ranch & Wildlife,
providing Texas landowners
and potential buyers ranch
management services, wildlife
consulting, exotic game
management, and professional
commercial hunting.

432-386-7477
www.ahrensranchandwildlife.com



AHRENS
RANCH & WILDLIFE
(432) 386-7477
WWW.AHRENSRANCHANDWILDLIFE.COM
PROFESSIONAL WILDLIFE MANAGEMENT



J4 FENCING & SERVICES, LLC
www.j4fs.com

J4 FENCING & SERVICES SPECIALIZES IN

**HIGH FENCING &
COMMERCIAL FENCING**

CUATRO STRACK (979) 637-9892



CAITLIN JACOB
ASSOCIATE BROKER

📞 903-245-5040

✉ cjacob@texasranchsales.com

📍 Carmine, Texas



TEXAS RANCH SALES
TEXAS IS OUR BRAND

TEXASRANCHSALES.COM
830-741-8906

Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.

Find the piece of land that
brings you *peace of mind.*



Shane Bentke
NMLS2316485



BREHAM
979.421.4840
NMLS493828

