

## Tedford Ranch Information

This exquisite property is only 6 miles north of Farmersville and less than 30 minutes from McKinney. With almost 2,000 ft of frontage on State Hwy 78 the ranch affords tremendous investment potential as well as recreational and commercial potential. The 156 acre ranch affords luxury and opportunities for the sportsman and outdoorsman. The 10+ acre lake is stocked with Florida bass, tiger bass, and native black bass. Crappie, copper-nosed blue gill, and red ear sunfish also populate the lake. There is also a stocked 1-2 acre lake located on the north end of the property. Both lakes were designed with depths over 20 ft, submerged structure, and spawning beds. The property is just north of Lake Lavon and is on a natural flyway for fall duck migration. Deer and wild feral hogs are abundant in the wooded areas bordering Pot Rack Creek. This is truly an outdoorsman's paradise.

The main home is custom built southwestern/Mediterranean style with high ceilings and an open floor plan perfect for entertaining.

- Tile floors throughout
- Three Bedrooms
- Two Baths
- Three Car Oversized Garage
- Study/Office
- Large Open Entertainment Area consisting of a den with pool table overlooking the living area with a large fireplace that adjoins a large dining area and kitchen.
- Delio Tile Roof
- Landscaped and sprinkler system for the main home grounds using water from the main lake.
- 3000 Square Foot Insulated Party Barn with living quarters consisting of two bedrooms, utility room, kitchen, living area, and a loft above the living quarters. The barn has 16 foot overhangs on the east and west ends.

Land:

Fenced and cross-fenced with excellent coastal and common Bermuda grass pasture. 3 septic tanks are on the property. Huge mature pecan and oak are found in abundance throughout the property. The combination of living and entertainment facilities, the tremendous water improvements, and gorgeous scenery lends to the potential of an entertainment business. An outdoor wedding venue, corporate retreat, or an events venue are possibilities. Property is currently a working cattle ranch and is ag exempt.