

SISK ROAD LAKE RESORT & HAY FARM

Size: 100 acres

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Located in Wichita County, North Texas just outside the city limits of Wichita Falls, Texas on Sisk Road. This property is in the Wichita Valley Irrigation District and just a short drive from Highway 82 and Highway

Price: \$1,995,000

This amazing lake property has more to offer than most other properties of its size in Texas! From spectacular views of the lake while sitting on the covered porch of the main ranch house to having the capability to produce 6-7 cutting per season of top quality coastal grass hay. The location of this property is very unique and from sitting on the quiet porch of the main ranch home, it is hard to believe that you are only five minutes from United Market Street and other "City Living" amenities of Wichita Falls! There are so many opportunities for recreational activities from the water to the beautiful green grass meadows that are ideal for outdoor sporting activities.

The huge insulated red barn is a turn-key setup for hosting a variety of large events such as wedding parties, nonprofit events, or award/banquet ceremonies. These events could be contained to the front part of the property with the lake, barn area, gate house, and bath house without even disturbing the peace and quiet of the main ranch house. As you enter the northeast corner of the property, you follow the winding paved road passed the red barn and equipment shed, then between the main lake and ponds. A few yards later you enter the area around the ranch house, where you will find plenty of parking area, both covered and uncovered. The back porch and outdoor kitchen area are handy to the beautiful saltwater pool with the lakeshore only a few steps from the backside of the pool.

The Sisk Road Lake Resort & Hay Farm is a property that was built to entertain that has a country atmosphere with city living convenience. It must be seen to truly appreciate its unique amenities and immaculate character.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

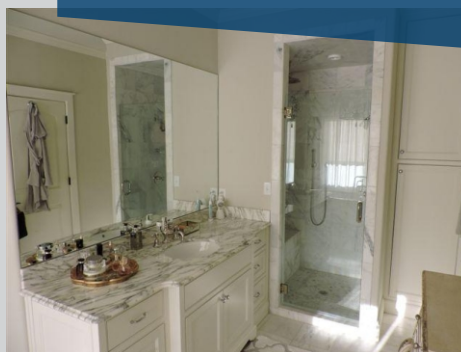


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IMPROVEMENTS:

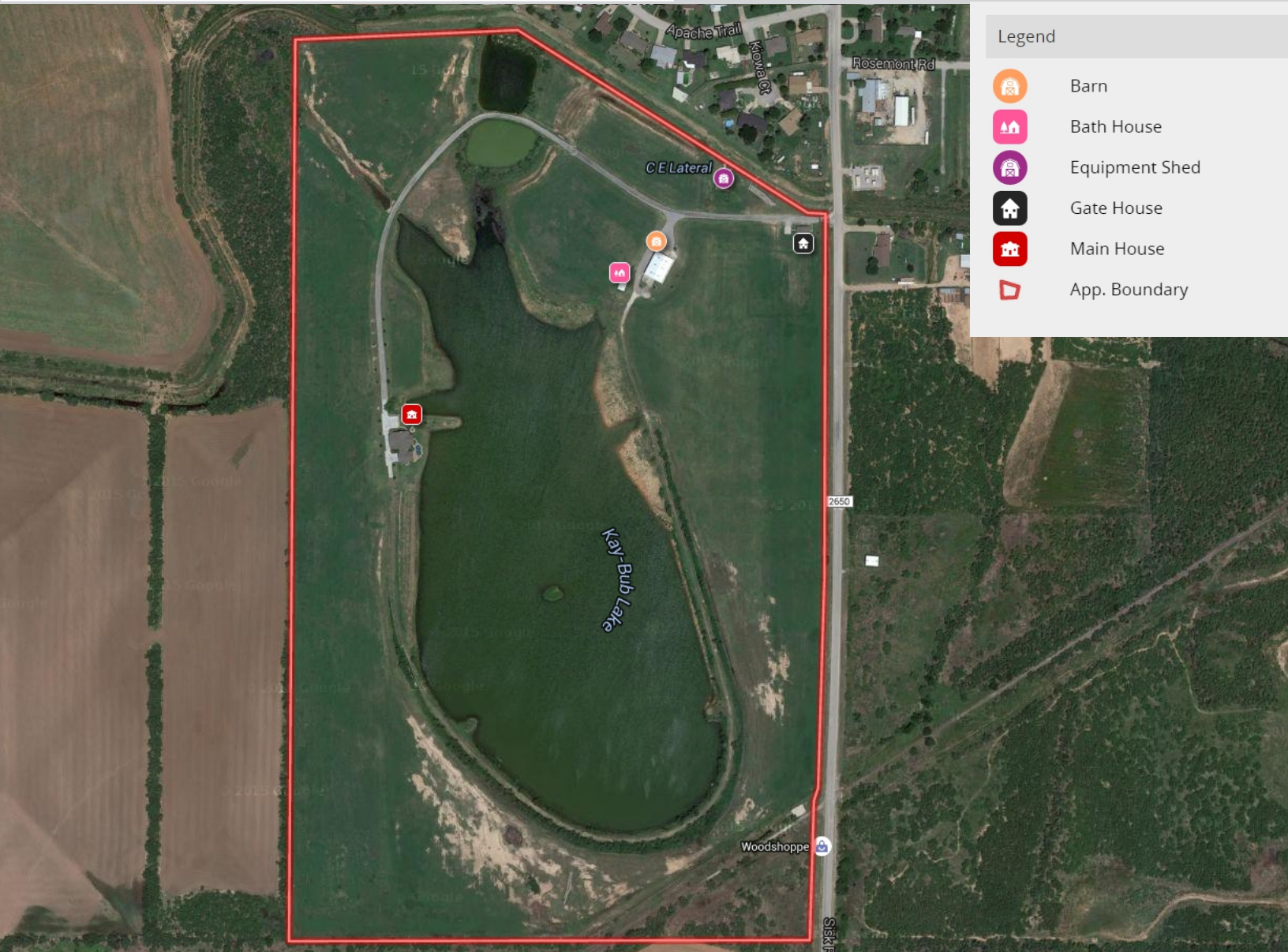


CUSTOM BUILT MAIN HOUSE

- 2,629/sf of Living Area
- 2 Large Bedrooms with Huge Closets, 2.5 Baths + outdoor half bath & outdoor shower
- Great Room, Living, Dining, Kitchen, Mud Room, Two Pantries, Utility Room, office
- Dual Zoned Heating and Air, Gas Heat
- Complete remodel and additions were completed in 2012. The house is basically brand new.
- Hand scraped hardwood floors, spray foam insulation, tank less hot water heater, oversized closets with built in shelving, built in indoor/outdoor sound system with keypad controllers throughout , 2 Septic Tanks, Pella windows throughout
- Kitchen: Commercial Grade 48" Wolf range with 6 burners, griddle and double electric oven, built in refrigerator, microwave, warming drawer, beverage cooler, ice maker, huge serving/work island
- Outdoor Amenities: 1,388/sf of covered patio, salt water swimming pool built in 2011 overlooking the lake, open patio with outdoor fireplace, full outdoor kitchen with a built in Kitchen Aide gas grill and sink.

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AERIAL VIEW:



IRRIGATION • LAKE & TWO ADJOINING PONDS

IRRIGATION

- Echo Drip Irrigation System
- Water is supplied by the lake
- 45 +/- Acres of Drip Irrigated Land
- Installed in February of 2012
- Irrigation of this 45 acres of grass with weed control and fertilizer could easily produce 100-150 small square bales of Coastal Hay per cutting and as many as 6-7 cuttings per year. This could be an excellent income producer on the property while maximizing the beauty of the landscape.

LAKE AND TWO ADJOINING PONDS

- 33 +/- Surface Acres
- 11' to 12' Max Depth (Including an Island and several points that were built out in to the lake for fishing.)
- The Lake has not been stocked, so it's a clean slate, ready for new owner to stock with his/her choice of fish.

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ADDITIONAL STRUCTURES:



Barn

- 60' x 80' - 4,800/sf
- Has electricity and water, built in 2010, 15' side walls, 2 - 12' x 16' electric roll up doors, sky lights
- Kitchen: ample countertop space, 2 sinks, oven, range, refrigerator
- Barn and bath house share an oversized septic system
- The barn would be excellent for Wedding Events, Family reunions, Banquets, Graduation parties, Nonprofit events, etc.

Gate House

- 1,006/sf of Living Area
- 2 Bedrooms, 1 Bath
- Living, Dining, Kitchen, Utility Closet (Stackable Washer and Dryer)
- Complete Remodel was completed in 2010
- Hand scraped wood floors, spray foam insulation
- On its own septic system
- Could be used for Mother-in-law suite, Guest house, Foreman's House, or lease property.



Bath House

- 20' x 21' - 420/sf
- Has electricity and water, spray foam insulation, built in 2011.
- 2 Bathrooms
- Half of the bath house is bathrooms, the other half houses the drip irrigation equipment



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OTHER POINTS OF INTEREST & AMENITIES:

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- High Fenced
- Winding Chip Seal Road to Main Home near back of property.
- 21' x 48' wood framed, corrugated metal 3 sided equipment barn
- Metal Electric entry gate

Wildlife and other Recreational Opportunities

- Excellent Duck, Geese and Dove Hunting
- The Lake is perfect for Kayaking, Canoeing, or Small Sailboats or to walk/jog around for exercise

