

# 125 +/- Acres

2010 VZCR 2144—Wills Point, TX

# FOR SALE

**\$850,000**

## IMMACULATE EQUESTRIAN RANCH

### DIRECTIONS

From Dallas take I-20 East past Terrell to Turner Hayden Road (total of approx. 38 mi) Right to VZCR 2112, to VZCR 2124 Left, to VZCR 2144 Right, to gate. Sign on Property



**RE/MAX Landmark**  
**113 North Frances Street**  
**Terrell, TX 75160**

**[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)**

Information herein deemed reliable but not guaranteed.



Brought to You Exclusively By  
**Frank J. Roberts, ALC**

REALTOR, Owner

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FAX: 972-551-2525

[frank@rmlandmark.com](mailto:frank@rmlandmark.com)



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#### OVERVIEW

Incredible 125 +/- Acre Equestrian Ranch! Beautiful Coastal paddocks meticulously constructed of Kentucky style treated wood plank fencing, each separated by alleyways.

Bring your horses: this operation has it all with a 100 X 250 covered Arena; 20-stall 45 X 200 Horse Barn with custom stalls, custom tack room, feed room, and covered alley to and from covered walker; and finally a free-standing metal 3 bed, 1 bath apartment with handsome finish-out.



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### BARN

#### FEATURES:

- Indoor Arena
- Indoor Electric walker
- Electric and Water to Barn
- Wash Rack
- Large Tack Room
- 20 Custom Stalls

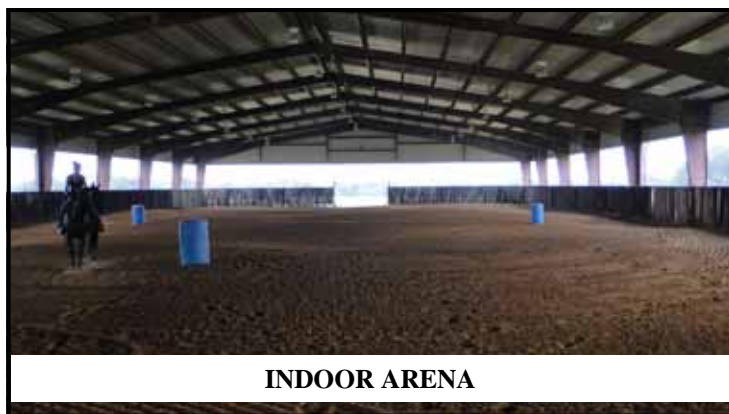
### FACILITY

#### FEATURES:

- Treated black wood plank fences
- 7 Stock Tanks

### UTILITIES:

- Co-op Electric
- Co-op Water
- Aerobic Septic
- Outside City Limits



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### APARTMENT FEATURES:

- 1200 SF
- 3 Bedroom
- 1 Bathroom
- Eat-in Kitchen w. Breakfast Bar
- Tile Counters
- Microwave
- Electric Range and Oven
- Built-ins
- Central Heat/Air



APARTMENT KITCHEN AND LIVING ROOM



APARTMENT KITCHEN



APARTMENT EXTERIOR



APARTMENT EXTERIOR



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## Frank Roberts LAND TEAM

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