

# 125 +/- Acres

2010 VZCR 2144—Wills Point, TX

# FOR SALE

**\$740,000**

## IMMACULATE EQUESTRIAN RANCH NEAR CANTON

### OVERVIEW

No expense spared on Kentucky-like horse farm featuring treated black wood plank fences framing each paddock, with alleyways between paddocks!

Homesite already prepared for your dream home, and pastures highlighted w. scattered mature oaks



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

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



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

REALTOR, Owner

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



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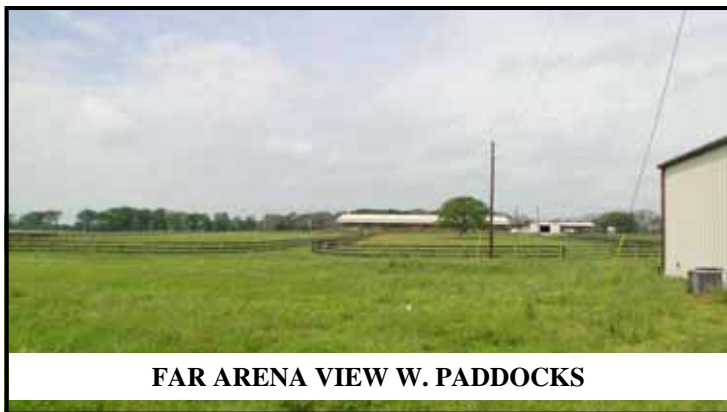
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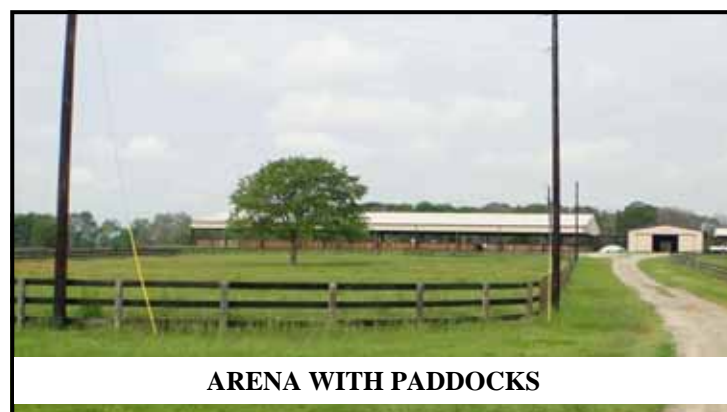
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### OVERVIEW

This manicured park like setting features indoor arena, indoor electric walker, 20 stall state of the art horse barn, and very nice 1-1 apt. on site.



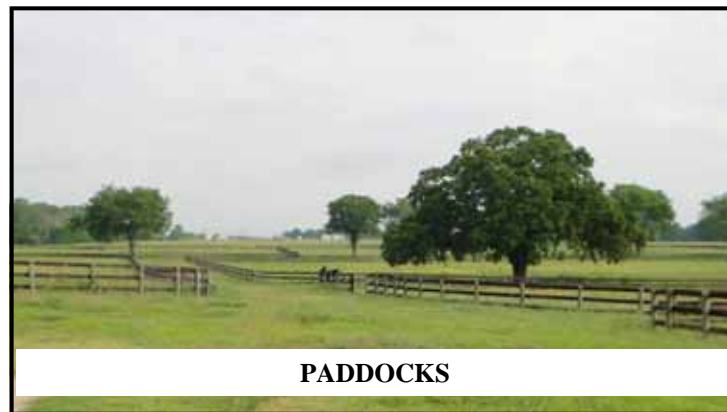
**FAR ARENA VIEW W. PADDOCKS**



**ARENA WITH PADDOCKS**



**PASTURE**



**PADDOCKS**



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### BARN

#### FEATURES:

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

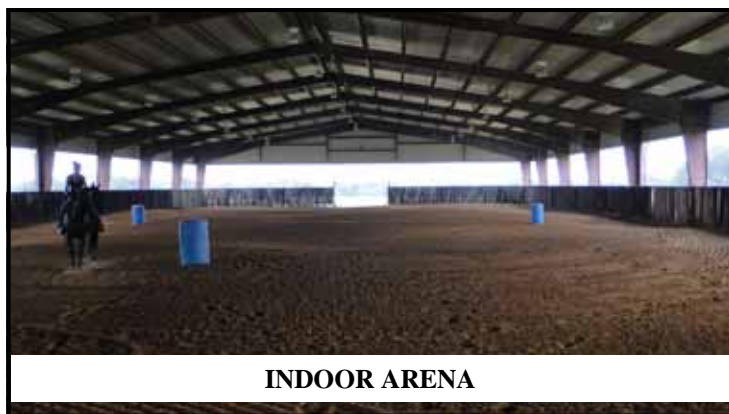
### FACILITY

#### FEATURES:

- Treated black wood plank fences
- 7 Stock Tanks

### UTILITIES:

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



**INDOOR ARENA**



**ARENA**



**TACK ROOM**



**CUSTOM STALLS**



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## APARTMENT FEATURES:

- 1200 SF
- 1 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 CLOSET



APARTMENT BEDROOM



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Frank Roberts  
**LAND TEAM**

**\$740,000**

## 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. No sign on property

