

### Property:

1. Secluded and totally private. 2000 feet off of CR4759, Sulphur Springs, TX
2. Property can be divided or sold together. Property A= 16.77 ac (2 ½ ac accounts for the road, thus useable property is 14.27; Note: even though the land technically belongs to property A, the 2 ½ ac is absorbed into the development cost and is available to be used by any one who owns property on the 2,000 ft. private drive), and Property B=10.38 ac.
3. There is electricity to the property (cost over \$12,500 to bring power to property).
4. Water also has been brought up to the property.
5. The 2,000 ft. private drive is rocked and oiled up to Property B .
6. There are several upscale homes being built (or have been built) nearby—thus increasing the value of the property.
7. The pasture is productive and mature (prairie grass)
8. A nice size fishing pond (little less than one acre) is on Property A; a smaller pond is on Property B. Both were cut out when land was developed.
9. Deed restrictions: no mobile homes; if building a house, 1800 sq feet min; The five individuals who own land attached to the private driveway are required to pay their share of any road upgrade or maintenance.

### Barn on Property A:

1. The barn is brand new, and never been used. It is 64x40 and the floor is cemented (except horse sick bay area and boat/tractor area).
2. There is a boat or tractor garage attached to the barn (needs gravel)
3. Nice size Tack room with 4 foot door
4. Wash bay for horses
5. Hot water tank in barn (hot water goes to workshop and horse bay area)
6. 220 wired to work shop
7. 2 walk in feeder stalls for horses; can expand to 7 if desired.
8. 40x12 overhang for horses.

### Location:

1. The property is approximately 1 ½ hours east of Dallas.
2. Take I-30 to 19 north at Sulphur Springs