



## North Texas Ranch Paradise

Incredible Ranch House & Land Near Dallas, Texas  
89 Acres • Collin County, Anna, Texas

**FOR SALE**  
EXCLUSIVE



**Luxury Rural Living – Less Than 1 Hour from Dallas!**  
**89 Acres ~ Multiple Living Facilities ~ Runway/Hanger ~ Ski Lake**

Offered for sale is an exclusive property in Anna, Texas. Situated on 89 beautifully-manicured acres, the property features multiple living facilities, a runway, hanger, ski lake, stocked ponds, live running water and exotic game animals.

This property would make the perfect retreat home to escape the stress of the city, but close enough to Dallas to make an easy commute to work or for shopping.

**RECENT RENOVATIONS:** The owners just completed a \$1 million plus renovation. All the hardwood floors in the main home downstairs were replaced. There is a company in Maine that takes barnwood from actual old barns and turns the wood into amazing wood floors.



All the interior stone in the main home was replaced with a beautiful new style cut limestone that creates a clean and elegant look. An amazing new closet makeover in the master bedroom by California Closets has to be seen to be believed.





25 additional acres were recently purchased to accommodate the construction of a 2300' runway, hanger and ski lake, so you can fly in and fly out of this incredible property.

The horse barn & maid's quarters received a complete renovation as well with new flooring, built-in furniture, etc. This once barn/office has become an upscale quest quarters complete with it's own bath and kitchen.



There is a large herd of exotic animals that are for sale separately including zebra, oryx, elk, wildebeest and more!



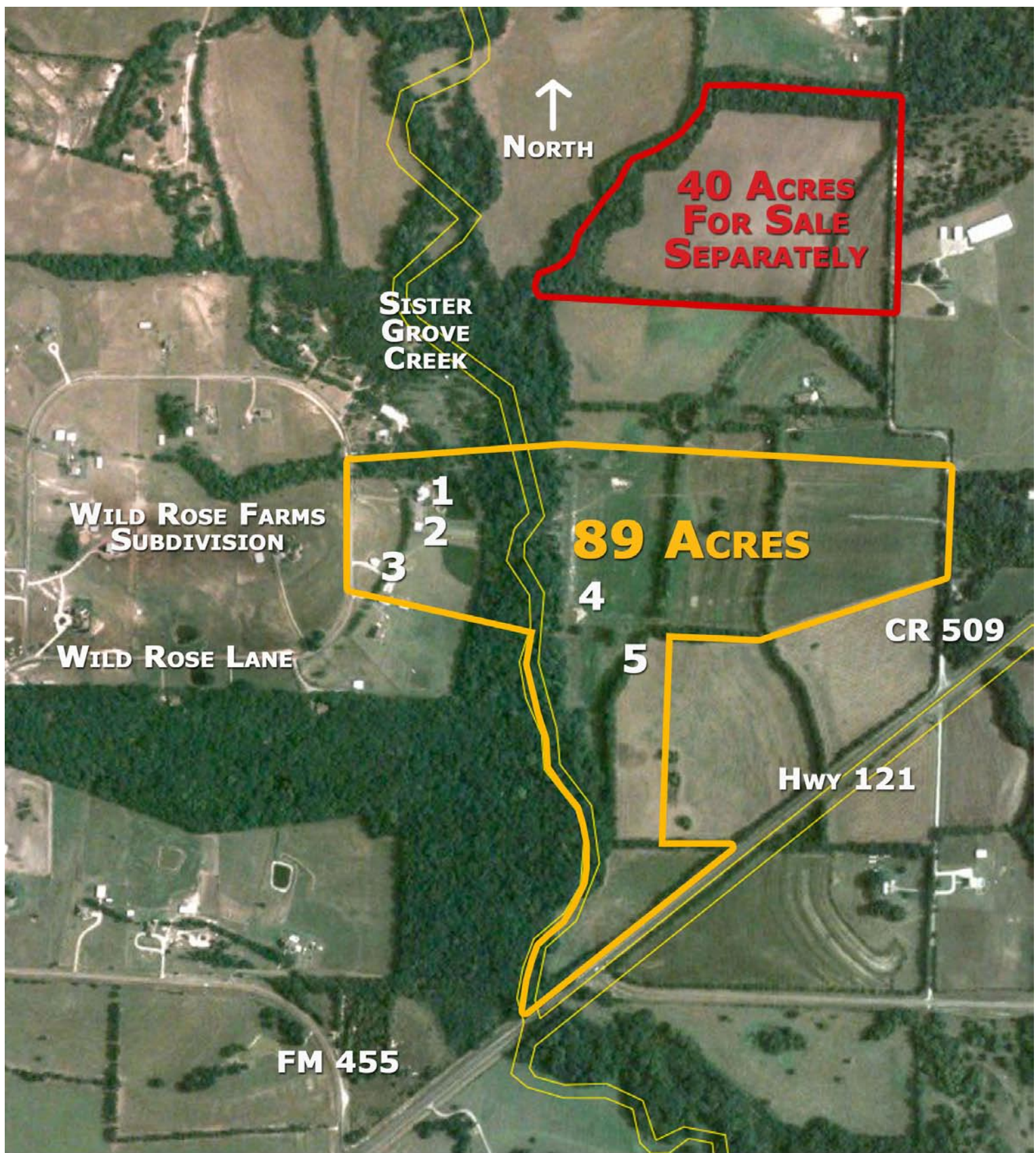
The guest house downstairs received all new Whirlpool Gladiator flooring; upstairs a 450 gallon salt water aquarium was installed. All this and much, much more!

Offered For: \$4.5 Million

For more information please call Gene Fichte at 817.925.8716 or visit the ranch website at [www.tejasranchtx.com](http://www.tejasranchtx.com)







**Image Does Not Show Recent Improvements (Runway, Lake, Etc.)**

- 1. Main House**
- 2. Guest House**
- 3. Barn/Guest Quarters**
- 4. Approximate Location of Lake**
- 5. Approximate Location of Runway (Runs North/South)**



