

QUAIL VALLEY RANCH



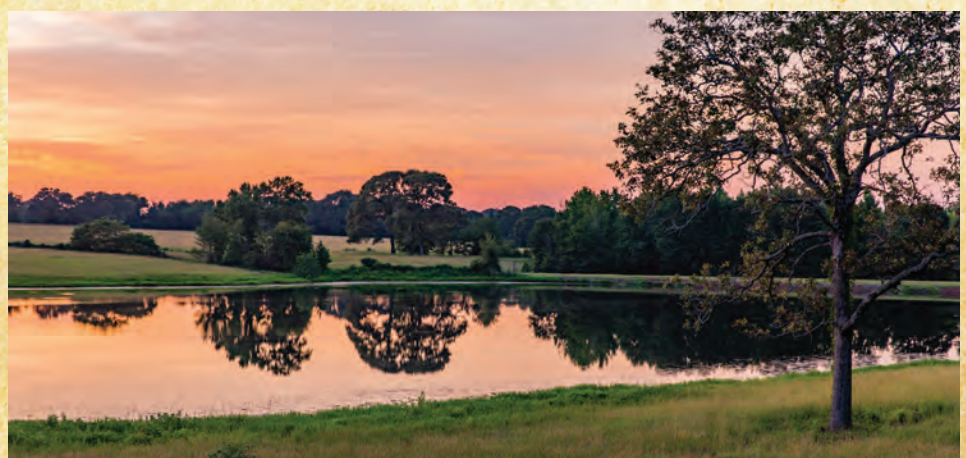




QUAIL VALLEY RANCH

123 ACRES • HENDERSON COUNTY, TEXAS

Located just eight miles from Athens and under an hour and a half from downtown Dallas, the 123-acre Quail Valley Ranch is situated in southeastern Henderson County, along the famous stretch of Highway 175 that also leads to the Barefoot Ranch and other notable properties in this region. A 17-acre deep-water lake is the centerpiece of this property, spanning over 500 feet in width and over 1,000 feet in length. Towering native hardwood trees line the banks on the east side of the lake, and lush bright green pastures surround the waterway, offering up spectacular views of the surrounding land and wildlife. A covered dock with two boat lifts and entertainment deck stands on the west side of the water, a feature that provides enjoyment and access to the water. Fishing, kayaking, canoeing, and boating are popular pursuits for owners and visitors alike. In addition to the main home, a second foreman's home is located along the county road on the west side of the property. And paddocks, barns, and arenas provide the infrastructure for equine operations, giving the ranch exceptional potential for horseback rides, steer roping, and other pursuits.





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