

GREEN MANSIONS RANCH

SMITH COUNTY, TEXAS 157± ACRES

Beautiful, Exceptionally Well Maintained Horseman's Paradise



Chas. S. Middleton
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920

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Location: The Green Mansions Ranch is located approximately 15 minutes northwest of Tyler, Texas and 85 miles east of Dallas, Texas. The small community of New Harmony is located nearby with the Tyler Regional Airport only 12 minutes from the property. The ranch has great county road access located at 16768 C.R.46 with close proximity to Interstate 20 (I-20).

Acres: 157 +/- Acres

Terrain: The 157 beautiful acres are made up of green coastal pastures, scattered hardwood bottoms and manicured wildflower trails. The trails and pastures are suited for horseback riding, afternoon walks or exploring with your ATV. The elevation changes highlight the views from the backyard entertainment area and pool. Manicured coastal fields are utilized to produce hay for supplemental income.



Subject to sale, withdrawal, or error.



Water: Caney Creek runs through the property providing water and cover for the game living on the ranch. Two small ponds are located on the property, one being near the main house. Lindale Rural Water Co. provides water to the houses and improvements.



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Owner's Home: This beautiful home was built in 2012 with a stucco finish. Quality of construction is top of the line with approximately 3,600 square feet of living area along with a 2-car garage. The home features 4 bedrooms and 3 bathrooms. There are large closets in all bedrooms and numerous other large closets throughout the house. The home is very energy efficient with foam insulation in the attic and an R-15 Rating in the walls. Also included is a two-stage high efficiency HVAC system and tankless water heater.

Windows are located in all rooms through the house with attention to the views from all directions. The kitchen has all stainless-steel appliances, tile floors, custom cabinets and beautiful countertops. There are several large living areas, rock fireplace and mud room. Located off the kitchen is an office with built in file cabinets. As you look over the coastal fields behind the house you see the beautiful swimming pool, entertainment area and fountain. There are porches located strategically around the house with custom roll up shades for sun and wind protection. Landscaping and grounds are impeccably maintained along with a sprinkler system for the yard and trees.



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Solitaire modular home: Upon entering the property, a 3-bedroom 2-bathroom home sits off from the front gate surrounded by trees. It is approximately 1,500 square feet, very well maintained with a large driveway, fenced yard, new appearance and great floor plan. This home would be great for a caretaker or family member.

Double wide home: There is also a nice mobile home with private entrance and CR 46 frontage. It would be great for a hired worker but is currently used as rental property. It is surrounded by trees and located away from the main headquarters.



Covered Arena: Located near the house is a 90'x180' covered riding arena with open sides. The arena was designed for horse shows, training and riding classes. The roof has a special louvered roof system that helps eliminate hot air during the summer and a roof drainage system that drains underground away from the facility. The arena is equipped with a speaker system for music or instruction. Whether you are doing horse shows, riding lessons or just enjoying the facility for personal use, it is a must see.



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Horse Barn: There is a rustic horse barn, approximately 45'x120', connected to the arena with 12 horse stalls, a cleaning/wash area along with a tack and feed room. The entire barn is covered with the stalls opening to a large breezeway. There is a covered walkway from the barn to the arena. Numerous paddocks surround the barn and arena area. All amenities are strategically located near each other.



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Wildlife: Deer, hogs, and various varmints are common to this area.

Price: \$1,825,000.00

Remarks: The Green Mansions Ranch is a turn key, recreational getaway. Whether you want to sit by the pool, ride your horses or hunt in the fall, this place has it all. You can also run some cows and sell some hay in order to provide some supplemental income. The house is beautifully done and provides a fantastic gathering place for friends and family.

If you are in the market for a weekend place or a full-time home, this place deserves a look. As an added bonus the seller will convey any owned minerals. If you have interest in a quality, meticulously maintained ranch, please schedule a showing as you will not be disappointed.

Established in 1920, Chas. S. Middleton and Son has been involved in farm and ranch sales and land appraisals for four generations. Based out of Lubbock, Texas, with salesmen in Dallas, Albuquerque, Lampasas, and Silverton, we specialize in farm and ranch real estate. Our firm currently serves Texas, New Mexico, Colorado, Oklahoma and Kansas. The firm is owned and operated by Lee Sam Middleton, ARA (Accredited Rural Appraiser).

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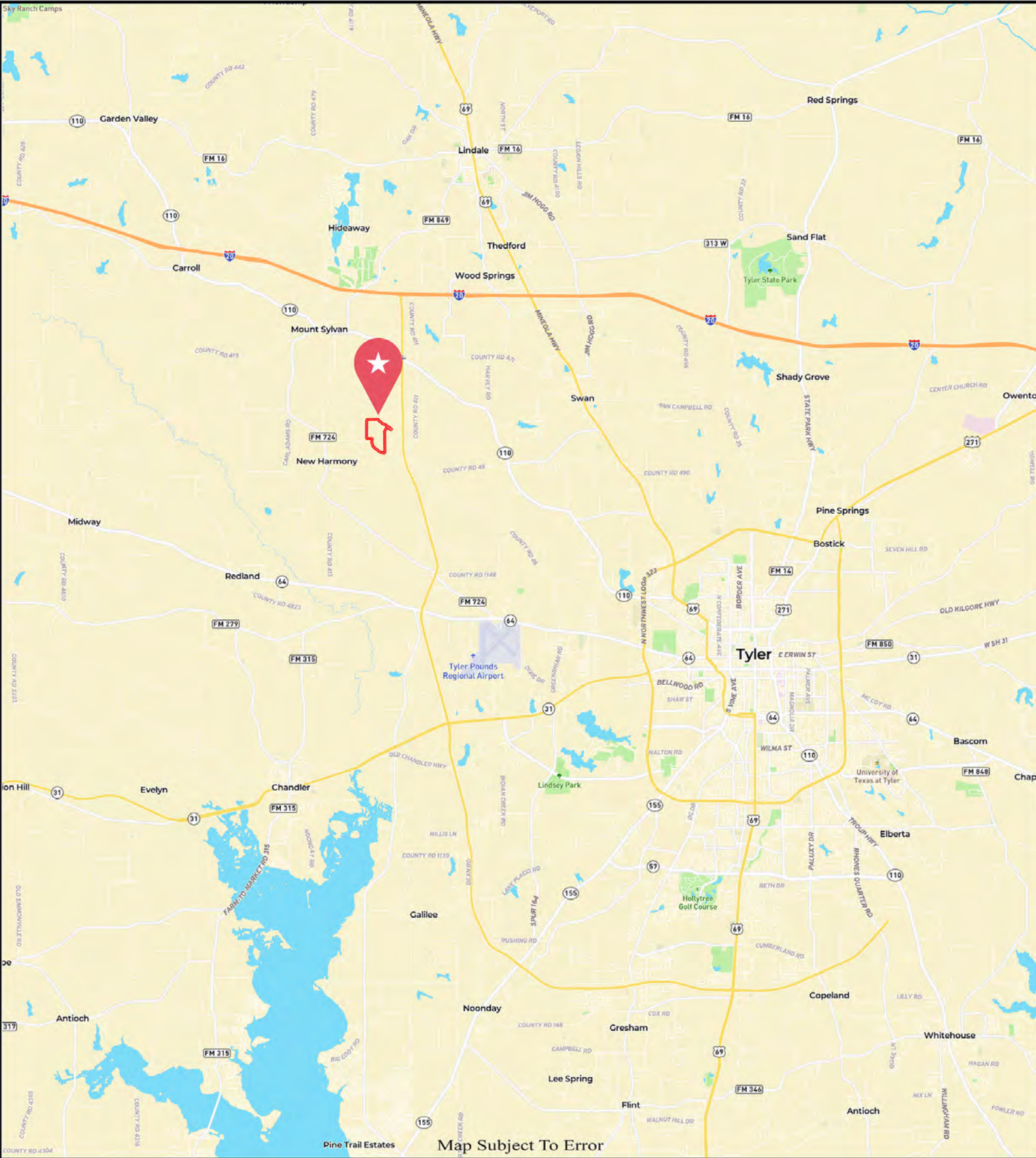
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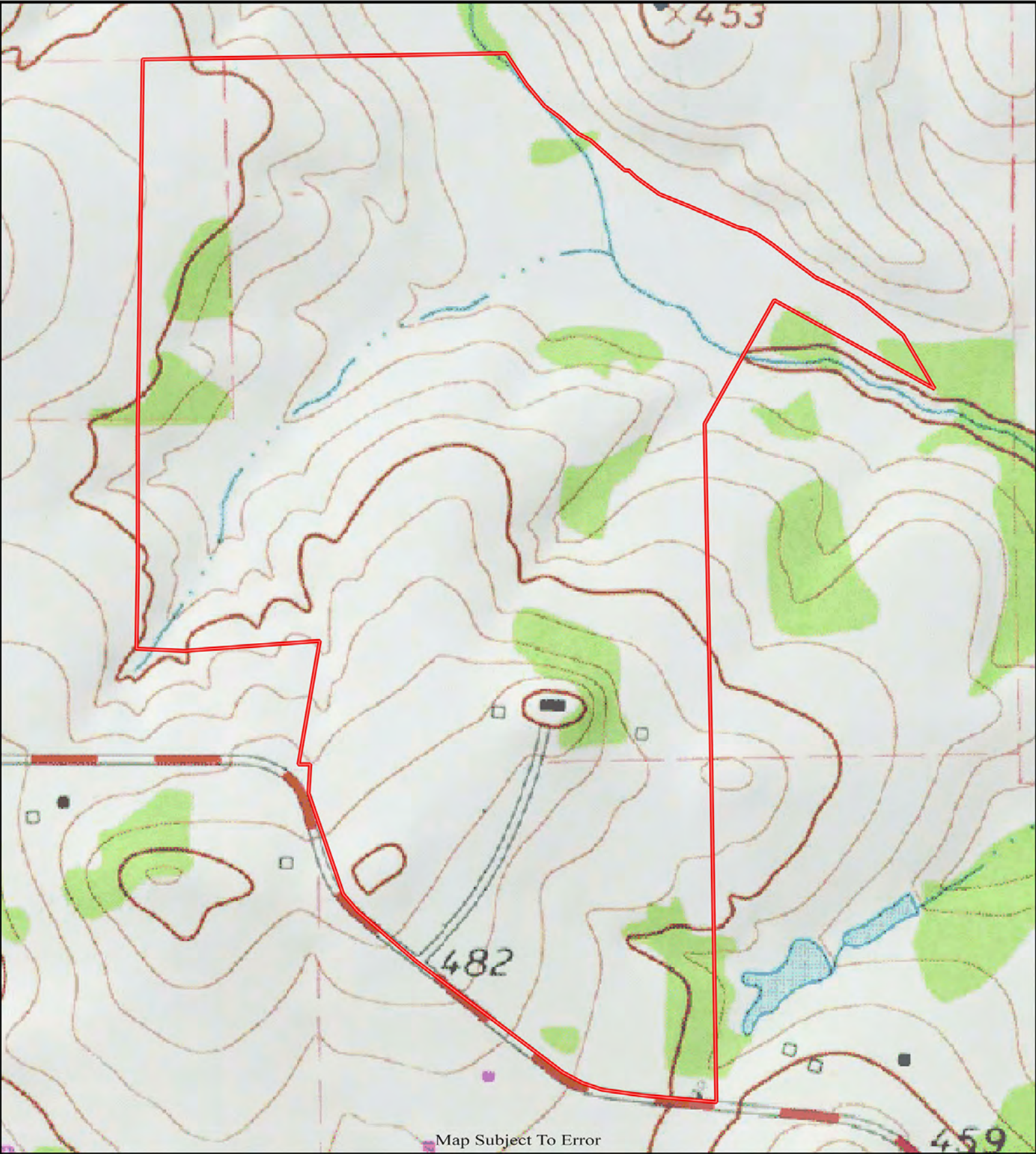
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