

FOR SALE

**Scenic Horse Property
Listed for \$1,320,000**

**777 Hog Town Road
Collinsville, Texas**



Offering one of the prettiest settings you'll find in the area, 777 Hog Town Road in Collinsville features a newer custom home, workshop, a horse barn, outdoor arena, a covered round pen, ponds, and fenced pastures, on approximately 20 acres.

Built in 2017, the energy-efficient, single-story stone and brick home sits on an elevated location with expansive views overlooking the property's fenced pastures. With over 3,000 square feet of interior living space, its appealing design includes a light, airy atmosphere with a large living area that shares an open layout with the kitchen and dining area. There are four bedrooms, including a large master en-suite with walk-in closet, a second master en-suite on the opposite end of the house with a walk-in closet and sitting area, two guest bedrooms, a full guest bath, and half-bath. Adjoining the home is a generously sized three-car garage plus a golf-cart/ATV garage, and a large covered front porch and a covered back patio.

Near the home is a 30 x 36 insulated workshop on a concrete foundation, with two 10 x 10 overhead doors, a pedestrian door, windows, lights, and electric.

At the end of a winding driveway is an insulated horse barn with 8 interior stalls (6 are 12'x12', 1 is 12'x20', and 1 is 12'x24') with mats and auto waterers, and 2 additional outside stalls under a 13'x72' covered extension.

The barn has a 14-foot concrete center aisle, a wash-rack, a large tack room, half-bath, and a storage room with washer & dryer connections. Near the barn is a 62' covered round pen with lights, a 90'x120' outdoor sand arena, a four-horse walker, and a fenced turn-out lot. There are also four larger fenced pastures, the soil is a sandy loam, and there are water, electric, and septic connections for an RV or modular home near the barn.

Utilities include Grayson County Electric Coop with two meters, City of Collinsville water and garbage collection, plus there a private irrigation well.

The property is located between Tioga and Collinsville on an asphalt county-maintained road about one-mile east of Hwy 377.



 DUTCH AND CHERYL KELLER WILLIAMS REAL ESTATE	 kw KELLER WILLIAMS REAL ESTATE	Dutch and Cheryl Wiemeyer REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 info@texasliving.com www.texasliving.com
--	--	---

777 Hog Town RD**Collinsville****76233-3606****\$1,320,000**

Living Room:	28 x 20 / 1	Built-in Cabinets	Kitchen:	16 x 15 / 1	Breakfast Bar, Built-in Cabinets, Dual Sinks, Farm Sink, Island, Natural Stone/Granite Type, Walk-in Pantry
Dining Room:	17 x 16 / 1		Utility Room:	11 x 9 / 1	Built-in Cabinets, Dryer Hookup- Electric, Floor Drain, Full Size W/D Area, Separate Utility Room, Washer Hookup
Master Bedroom:	16 x 16 / 1	Dual Sinks, Ensuite Bath, Separate Shower, Walk-in Closets	Master Bedroom:	25 x 15 / 1	Ensuite Bath, Linen Closet, Separate Shower, Sitting Area in Master, Walk-in Closets
Bedroom:	13 x 12 / 1	Walk-in Closets	Bedroom:	14 x 13 / 1	

Property Description: Offering one of the prettiest settings you'll find in the area, this eye-catching property features a newer custom home, workshop, horse barn, ponds & pastures, on ±20 acres. The home offers a light, airy atmosphere, an open layout shared by the living, kitchen, & dining areas plus 4BR's including 2 master en-suite bedrooms. Exterior features include a 30x36 insulated workshop, an insulated horse barn with 8 stalls, washrack, tack & storage rooms, a half-bath, & 13x72 cvd extension. Near the barn is a cvd round pen, arena, walker, & a fenced turn-out lot. There are also 4 larger fenced pastures, the soil is a sandy loam, & there are water, electric, & septic connections for an RV or modular home near the barn.

Public Driving Directions: Hwy 377 - East on Hog Town Rd about one mile. On the north side.

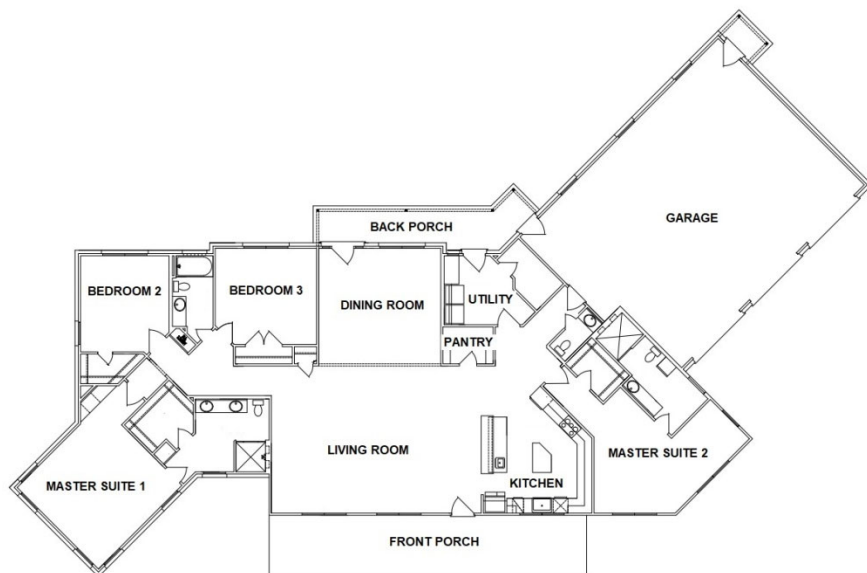
Property Type:	Residential/ RES-Farm/Ranch	MLS Number:	14655708
Subdivision:	R R McIntire Abstract 797	School District:	Collinsville ISD
County:	Grayson	Elementary School Name:	Collinsville
Square Feet:	3,029	Junior High School Name:	
Lot Dimensions:	Approx 20 Acres	Middle School Name:	
Acres:	20.000	Intermediate School Name:	Collinsville
Stories:	1	High School Name:	Collinsville
Fireplaces:	0	Senior High School Name:	
Parking/Garage:	3	Planned Development:	
Parking/Carport:	0	Home Owners Association:	None
Year Built:	2017 / Preowned		
Pool:	No	Listing Office:	KELLER WILLIAMS REALTY
Status:	Active	Listing Agent:	DUTCH WIEMEYER

Information Deemed Reliable, but not Guaranteed. Copyright: 2021 NTREIS.

OWNER'S NOTES



House - The stone and brick main house was custom built in 2017 and includes 3,029 sf of enclosed living space. It has a total of 4 bedrooms, 3-1/2 baths, and 3 garage stalls. Two of the bedrooms are master suites at opposite ends of the house.



The large kitchen includes a 5-burner gas stove, island with electrical power and storage, and a separate eating bar with a 2nd sink and electrical power.



The kitchen opens onto both the dining room and living room. The dining room has good visibility to the back yard and a wooded buffer behind the house, and has a door to the back porch for easy access to outdoor grilling.



The living room and kitchen have wide views of the pastures. The living room includes a large bookcase and entertainment center with plenty of space for audio and video equipment.

The main bedroom area includes a large master suite with walk-in closet and bathroom, 2 guest bedrooms, a guest bath, and a large hall storage closet. The master suite has expansive views of the pastures and pond. Access to 1 of the 2 attic areas is from the hall in this area.

The 2nd master suite is at the opposite end of the house and includes a walk-in closet and bathroom. This suite could also be used as a 2nd living area or office and has expansive views of the pastures.

The garage has 3 stalls with openers and 3 windows for visibility to the back yard and small forest. Access to 1 of the 2 attic areas is from the garage.

Wide covered porches are attached to both the front and back of the house, affording expansive views of the pastures and forest area, respectively.

The house has been wired for satellite television, broadcast television, and satellite internet services, with video feeds to all 4 bedrooms, the living room entertainment center, and the kitchen.

A 250 gallon propane gas tank is buried in the back yard and feeds the gas stove in the kitchen plus the 2 tankless water heaters in the attic. The 2 HVAC units are all electric and high efficiency. Under-roof foam insulation in the attic keeps the HVAC units and all ducting at moderated temperatures.

Attached to the south end of the garage is a matching stone and brick storage bay for a utility vehicle, accessible by personnel door and by an electrically opened overhead door.

Irrigation and Septic - Surrounding the main house are extensive lawn sprinklers, flower bed soakers, and tree soakers, all run by a main controller inside the garage. A non-aerobic septic system services the main house.

Workshop - Approximately 40 feet from the south end of the house is a 30 ft. by 36 ft. insulated metal workshop built in 2017 that is sitting on a concrete pad stressed for 3,500 psi. This building includes 2 electrically opening oversize vehicle doors, a personnel door, 4 openable windows, and 3 ceiling fans.



Barn - The insulated barn at the end of the private road is approximately 50 x 72 and includes 8 inside stalls (6 are 12x12, 1 is 12x20, and 1 is 12x24) and 2 stalls outside under roof. All inside stalls have automatic waterers, inside sliding gates, and external windows or Dutch doors. All but 1 of the stalls have elevated stall fans.



The barn includes a wash rack, lockable tack room, a restroom with sink and toilet, and a laundry room with washer/dryer connections and extensive storage cabinets. Both ends of the barn have large sliding doors for maximum ventilation, but these and 2 personnel doors can be completely closed to keep out small animals. The barn includes an automatic fly spray system which has not been used since 2016. Hot water is piped to the washer area of the storage room, wash rack, and the bathroom sink.



Adjacent to the barn is a buried septic system servicing the barn laundry, restroom, and a nearby RV waste outlet. In the same area, there are operational septic, electrical, and water service feeds that previously serviced a manufactured home no longer on the property.



Round Pen - About 40 feet northeast of the barn is a 62' diameter covered round pen, with 3 quarter height steel walls allowing good ventilation while keeping animals contained and protected from the elements. The round pen is illuminated for nighttime use and has a water spigot immediately adjacent. It also has an elevated viewing platform just outside the entry area. The deep sand in the round pen was totally replaced in mid-2019.



Walker - Immediately adjacent to the round pen and barn is an operational electrically powered and reversible horse walker with 4 arms reaching across a diameter of approximately 28 feet.

Arena - About 30 feet south of the barn is a 90 x 115 foot fully-fenced arena in deep sand used for reining activities. The arena is illuminated for nighttime use and is accessible through 2 gates facing the barn.

Pond – Between the barn and the house is the main pond of approximately 1/3 acre which can be fed water from the well contained in the adjacent well house. The pond contains an island about 27 feet in diameter that is reachable by a wooden pier and is ideal for fishing and small gatherings. An electric light and water spigot are operational on the pier leading to the island.

The 12 x 12 foot insulated well house immediately north of the main pond contains the well equipment, space for storage, and controls for a sprinkler system which irrigates the small fruit orchard near the pond.

Pastures - A total of 6 fully-fenced pastures are located along the private road running from Hog Town Road to the barn.

- Pasture A at Hog Town Road is approximately 3.2 acres including a pond of .46 acre which has overflow pipes feeding the creek.
- Pasture B north of Pasture A is approximately 3.3 acres.
- Pasture C north of Pasture B is approximately 1.9 acres
- Pasture D northeast of Pasture C is approximately .8 acres
(Pastures C and D share a loafing shed divided by the fence)
- Pasture E north of the barn is approximately .1 acres.
- Partially fenced: Pasture F south and east of the workshop is approximately 1.5 acres.
- Partially fenced: Pasture G west of Pasture C covers 1.0 acre adjacent to the creek.



Pastures A, B, and C have well-developed coastal grass and have been grazed by horses regularly over the past 5 years. Pastures D and E have mixed grasses and have also been grazed regularly. Pastures F and G have mostly coastal grass and have not been grazed over the last 5 years.

All fully fenced pastures are enclosed by 3-rail vinyl fencing on all sides, except for a 300 foot run of non-climb wire on T-posts on the west side of Pasture C, and 100 foot runs of barbed wire on T-posts and/or iron fencing on the north side of Pasture E and the east side of Pasture F. All pastures except Pasture G are accessible from grass adjacent to the private road through latching gates with chain backups.

A non-freeze water spigot is located near the gate to each pasture except Pastures F and G.



Road and Main Gate - The private driveway running from Hog Town Road past the house and workshop and on to the barn was recrowned and resurfaced in 2019 with small grain road gravel. The main gate is electrically operated with solar charging, but 110V ac power is also available at the gate. Control of the gate is from Open/Close buttons in the garage, a mounted keypad outside the gate, 3 hand-held controllers, and HomeLink transmitters.



MLS Number: **14655708**
777 Hog Town Road, Collinsville, Texas 76233



AERIAL VIEW OF PROPERTY...If You're Looking For A Beautiful Custom Home, Gorgeous Land W/Lots Of Character, Great Horse Facilities, Insulated Workshop And More...Then Here It Is!



AERIAL VIEW OF PROPERTY...Beautiful Fenced And Crossed Fenced Pastures With Large Pond, White Vinyl Board Fencing



AERIAL OF PROPERTY FROM THE BACK...View Of Horse Facilities Near Bottom Of Picture, The Property Is Bordered By Heavy Tree Lines For Privacy



AERIAL OF HORSE FACILITIES



FRONT OF CUSTOM STONE HOME...With View Of Workshop



SIDE VIEW OF HOME WITH ELEVATED SETTING

MLS Number: **14655708**
777 Hog Town Road, Collinsville, Texas 76233



BACK OF HOME AND PASTURE VIEWS



COVERED FRONT PORCH AND PASTURE VIEWS



COVERED FRONT PORCH AND PASTURE VIEWS



LIVING ROOM...Trayed Ceiling, Carpet, Built-In Entertainment Center, Plantation Shutters



LIVING ROOM - DINING ROOM - KITCHEN



KITCHEN...Wood Floor, Granite Tops, Island, Breakfast Bar, Walk-In Pantry, Plantation Shutters

MLS Number: **14655708****777 Hog Town Road, Collinsville, Texas 76233**

KITCHEN...Stainless Appliances, Gas Cooktop, TV Cabinet, Under Cabinet Lighting



DINING AREA...Wood Floor, Door To Covered Back Porch, Trayed Ceiling, Opens To Living Room And Kitchen



MASTER BEDROOM 1...Carpet, Vaulted Ceiling, 2-Inch Blinds, Dressing Table



MASTER BATH 1...Stained Concrete Floor, Double Vanity, Tile Shower, Walk-In Closet, Linen Cabinet, Ceiling Fan



MASTER BEDROOM 2...Carpet, Trayed Ceiling, Sitting Area, 2-Inch Blinds, Walk-In Closet, Private Full Bath



PRIVATE BATH FOR 2ND MASTER BEDROOM...Built-In Linen Cabinet, Tile Shower

MLS Number: **14655708**
777 Hog Town Road, Collinsville, Texas 76233



BEDROOM 3...Carpet, 2-Inch Blinds, Closet W/Built-Ins



BEDROOM 4...Carpet, 2-Inch Blinds, Walk-In Closet



GUEST BATH FOR BEDROOMS 3 AND 4...Tile Floor, Tub/Shower Combo



GATED ENTRANCE...Gorgeous Curb Appeal



AMAZING DRIVEWAY VIEWS LEADING TO THE HOME



DRIVEWAY VIEWS BETWEEN THE BARN AND HOME

MLS Number: **14655708****777 Hog Town Road, Collinsville, Texas 76233**

MORE BEAUTIFUL DRIVEWAY VIEWS! This Property Is Special!!



VIEW OF HORSE FACILITIES...72X38 Barn W/8 Interior Stalls And A 13x72 Side Extension With 2 Exterior Stalls, Covered Round Pen And Outdoor Arena



HORSE FACILITIES...Extra Photo, Outdoor Arena Is Approx 90x120 And Cvr'd Round Pen Is Approx 62' In Diameter And Has A Viewing Stand



HORSE BARN...8 Interior Stalls Consist Of Six-12x12s, One-12x20 And One-12x24. Foam Insulated, Stall Mats, Auto Waterers, Fly System, Wash Rack, Half Bath, Storage Rm With Washer/Dryer Hookups, Tack Rm



HORSE BARN INTERIOR...Extra Photo, Sliding Doors At Each End Of Barn, 14 Ft Concrete Center Aisle. There Is Also A 13x72 Overhand With 2 Exterior Stalls



SCENIC BACK YARD

MLS Number: **14655708**
777 Hog Town Road, Collinsville, Texas 76233



POND WITH ISLAND...Water Level Can Be Maintained From The Private Water Well



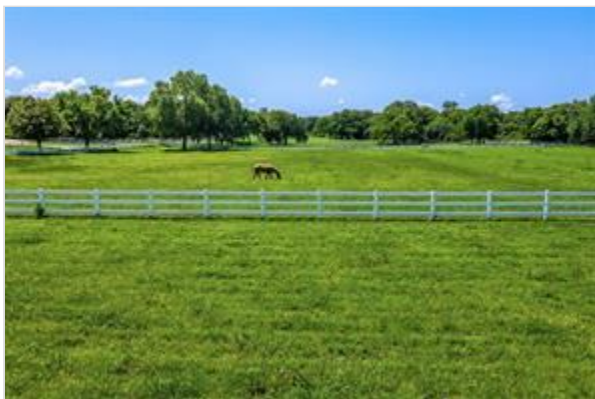
PASTURES AND LARGE POND



PASTURES AND LARGE POND...Extra Photo



VINYL BOARD CROSS-FENCED PASTURES



PASTURES...Extra Photo



PASTURES...Extra View

MLS Number: **14655708****777 Hog Town Road, Collinsville, Texas 76233**

WORKSHOP...Approx 30x36, Foam Insulated, Concrete Slab, 2-10x10 Auto Overhead Doors And 1 Walk-Thru Door



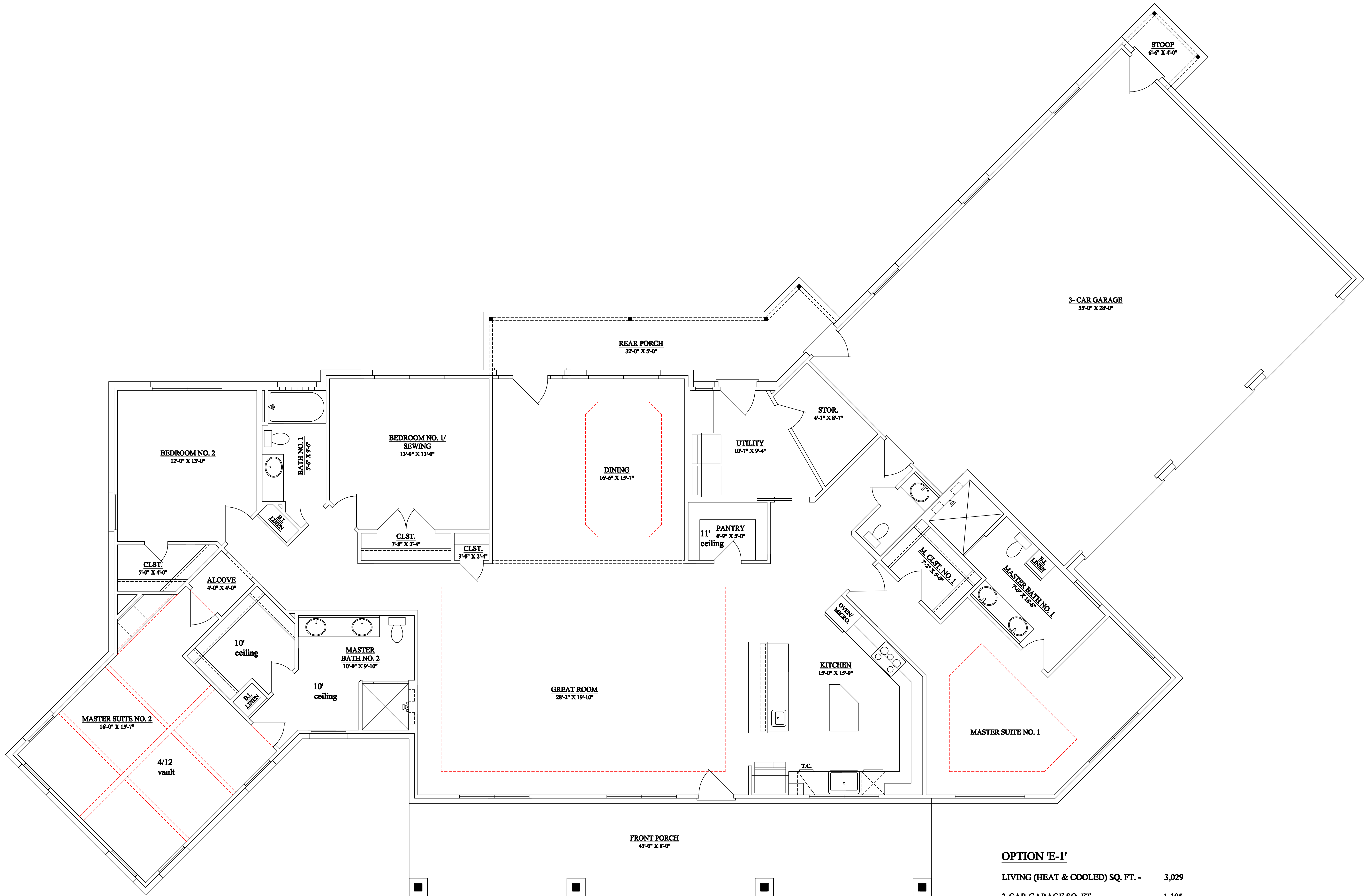
WORKSHOP INTERIOR...3 Ceiling Fans



HOME FLOOR PLAN



SATELLITE AERIAL...Property Outlines And Tags Are Approximate



OPTION 'E-1'

LIVING (HEAT & COOLED) SQ. FT. -	3,029
3-CAR GARAGE SQ. FT. -	1,105
FRONT PORCH SQ. FT. -	360
REAR COVERED PORCH SQ. FT. -	170
STOOP SQ. FT. -	26
TOTAL (ALL) SQ. FT. -	4,690

H & H
DRAFTING AND DESIGN
343 W. WOODWARD STREET, SUITE 200
DALLAS, TEXAS 75201
PHONE: (214) 448-0778 FAX: (214) 448-0833

MAY 2016
EDDY HULSEY
TERRY TOBIAS
SCALE: 1/4" = 1'-0"

A CUSTOM RESIDENCE FOR:
FLOOR PLAN

A-