**T-4 Ranch**

10368 State Highway 154 Big Sandy, TX

Ranch Details & Amenities:

**Additional Address Identifications:**

Main Home - 10368 St. HWY 154 (CAD#65056464)

Lake House - 10370 St. HWY 154 (CAD#66699)

Guest Cottage - 270 RT Lakes Circle (CAD#33513)

Griswald Guest House - 482 RT Lakes Circle (CAD#33510)

White Rent Corner House - 590 RT Lakes Circle (CAD#33500)

**Lakes:**

* Largest 17+/- acre Spring fed Lake is 15ft under dock 17 ft in middle
	+ Stocked ponds loaded with huge 10lb Florida bass, crappie, blue gill, and plenty of bait fish.
	+ Spring fed
	+ Concrete bulkhead
	+ Seller will leave small john boats in boat dock.
	+ Plenty of lighting on the dock, great for evening enjoyment.
	+ 40 ft dam
* 3.7+/- acre Pond
	+ Spring fed- Springs are situated in front of the Guest Cottage and continue towards this pond. A bridge is located over the springs for access to the Guest Cottage.
	+ Metal Bridge across the middle, great for convenient casting!
	+ Boat dock
* 1.7+/- acre Pond
	+ Home well can be utilized to fill in dry seasons.

**Cattle working amenities**:

* Incredible set of covered working pens designed by Texas A&M to ensure the best experience for both the cattle and the cowboys. Enjoy unloading from ground or dock height for any trailer convenience.
* Completely covered working pens, weighing station, plenty of storage, concrete flooring, sink area, fans for show cattle, and lighting.
* On a separate electric meter shared with neighboring three bay workshop and equipment shed.
* Solid walls with round curved forcing pens.
* Includes tons of thoughtfully designed traps, gates, and sorting pens.
* 80 x 80 Covered

**Workshops’ & Equipment Sheds’ Details:**

* Car Lover’s Workshop
	+ Attached to Fuel Station - 4500 gallons
	+ One car lift included- fixed to concrete
	+ 220V in workshop for welder and/or air compressor
	+ Stained concrete floors.
	+ ½ Bathroom and small office.
	+ Many overhead doors ensure convenient relocation or pulling through workshop.
	+ Storage room – shelving, tools, equipment & all personal property not included.
* 3 Bay Workshop
	+ 60x 40
	+ 220V in workshop for welder and/or air compressor
* Enclosed Hay barn
	+ 80 x 65 ft
	+ Concrete floors, metal wall reinforcement, and electricity.
* Equipment Shed
	+ 60x 35
* Workshop – Neighboring Guest Cottage
	+ 50 x 30
	+ Temperature Controlled and insulated
* Equipment Shed – Opposite side of Lake
	+ 100 x 50
* Equipment Shed – Opposite Side of Lake
	+ 40 x 40
* Cedar Greenhouse with concrete floors.

**General Information:**

* Meticulouslymaintained pipe fencing on most of the property is perfect for cattle and horse lovers. Featuring plenty of cross fencing, custom gates, and
* Road system includes asphalt and concrete roads to main structures.
* 6-inch Concrete driveways were built to last.
* Peach orchard includes oriental lilies near 3.7+/- acre pond on drip irrigation system.
* Title company and Surveyor working together to complete survey on abandoned subdivision the owner has accumulated a majority ownership of. Survey coming soon- approximately 78-88 acres in subdivision.
* Fuel in fuel tanks: Will sell separately at $2.50/gallon for unleaded gas & ultra-low Sulphur Diesel. UISP w/ no bio diesel.
* Currently have 12 head of cattle w/ calves- Black Angus cows & Red Angus bull
* Huge security system all over the property with video accessible by Bluetooth access from phone and a large back-up system. More information available.
* Lush rye grass has had cattle rotated over pastures in the past.

**Main Home Details**:

* Absolutely no detail missed or taken lightly, this home is incredibly well thought out and designed with the “forever home” mindset. Starting with the engineered foundation to support the massive Austin Stonework, all the way up to the ceiling & trim made with wood harvested off this property.
* Soaring ceilings and oversized doors create a stunning and grand ambiance the moment you enter.
* Feel secure and safe with this home’s large security system, hidden steel safe room (independent construction inside the home), and ability to live independently with back-up generator and well (well can function of generator)
* Beautiful Travertine tile floors & engineered hardwoods in guest beds & theatre.
* Tons of storage throughout.
* 4th floor and ceiling, wood in main living area ceilings, and trim is made of hardwood harvested from the property. Ceilings have minimal seams as the wood harvested off the property was able to be cut in the largest strips possible.
* Gas Fireplaces light with the simple flip of a switch in the dining room, living room, and office.
* Kitchen is an entertainer’s dream with a granite island viewing into the beautiful living room. Includes gas range with flat top, double ovens, under cabinet lighting, pot filler, industrial vent-a-hood surrounded by Austin Stone, filtered water in fridge, walk in pantry, and plenty of storage.
* Second floor includes living area that overlooks the open living area on the main floor, full bathroom, and room with large walk- in closet.
* Third floor is attic, storage use, and HVAC annual servicing.
* Fourth floor features stunning 360-degree view of ranch and surrounding ranches, with balcony.
* Fiber optic internet is perfect for working from home, corporate retreats, and entertaining.
* Home has ability to be converted to local water or stay on well water.
* Save on gas priced as this Home has a natural gas line trenched and avoid unsightly propane tanks.
* Home includes 3 septic systems- see On- Site Sewer Disclosures.
* Landline use available on elevator phone and from gate entry.
* Home includes triple locking system on exterior doors.
* HVAC system was thoughtfully designed so each room features its own thermostat. This along with the upgraded windows, spray foam insulation, and top of the time HVAC system allows this home to be incredibly energy efficient with low utility bills.
* Each bedroom includes an on-suite bathroom and walk- in closet.
* 2’x 6’ construction with steel I-beams throughout.
* 2 tankless water heaters
* Approximately 3 acres of irrigation.
* Standing seem metal roof.
* Outdoor kitchen includes a convenient half bathroom.
* Dining room knotty alder table with chairs is custom to room size and can be sold at $8,000

**Guest Cottage:**

* Beautiful two-story home features a unique cabin experience with stunning stained-glass windows, huge stone fireplace, vaulted ceilings, beautiful wood finishes, granite finished, two fireplaces.
* Bridge overpassing the many springs that feeds the medium sized pond.
* Two covered parking spaces.
* Wrap around deck with beautiful views of the ranch and pond.
* Large sunroom/ utility room.
* 3 Bedrooms and 2 Bathrooms.

**Lake House:**

* Huge Master suite with two oversized walk-in closets, split vanity rooms, and stunning views of the lake.
* 50x30 covered entertainment center
* Fiber Optic
* Brick fireplace with Wood Burning stove.
* Guest bedrooms include walk-in closets.
* Granite counters throughout.
* Replaced windows- Tempered double pain glass.
* Spacious eat-in kitchen, walk-in utility & Pantry with plenty of storage.

**Griswald Guest Home:**

* 2 bedrooms, 1 bathroom, 2 covered parking spots.
* Wheelchair accessible
* Spray foam insulation & replaced windows
* Water resistant wood looking floors for easy clean up.
* 2nd story is a huge room with walk in closet.
* All wood (floors and trim) inside was harvested off ranch.
* Owners will keep coffee table & bench. Additional furnishings may be conveyed.
* Homes has its own pipe entry & fencing.
* Fenced back yard for pets.

**White Rent Corner House:**

* Occupied by current tenant since Sept. 2015
	+ Currently on a month-to-month lease. Could give 30 days’ notice to vacate should buyers not be interested in Rental income. Currently $900/month
	+ Tenant does great job maintaining property exterior and keeping it clean.
	+ 5 Bedrooms, 2 Bathrooms, and 4 Car Garage
	+ Huge master 4 car garage

Information within is deemed reliable but not guaranteed. Buyer or buyer’s agent to verify any information within.