

Fossil Gate Farms

146± acres | \$17,975,000 | Argyle, Texas | Denton County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chassmiddleton.com • (806) 763.5331

Fossil Gate Farms

Property Description

Fossil Gate Farms is located in Argyle, Texas just north of Dallas on Interstate 35. The 146-acre horse farm is centrally located to all cities in the DFW Metroplex. The property has two beautiful pipe-fenced pastures that run the entire length of the property on the south side of the ranch. Sam Davis Road is the main access to the city of Argyle on the east and I-35 on the west. Plans are already underway for a service road that will run the entire western boundary of the ranch in a north/south direction connecting FM 407, Sam Davis Road, and Old Justin Road to the north. The property currently has a 60-foot deeded strip of land that connects the ranch to Old Justin Road on the north end of the property.

Once you enter the property through the gated entrance, you will see a finely manicured horse property with beautiful improvements, paved driveways, and immaculate grounds.

The current owners have focused on raising world-class Halter Horses for the past 30+ years and spared no expense on the facility. Fossil Gate Farms is a full-service, state-of-the-art facility that has offered breeding services such as embryo transfers and ICSI services along with having a full-service laboratory.





Improvements

The improvements on the ranch are all in excellent condition and repair.

There are paved roads through the improved portion of the ranch with gated entrances on both ends as you enter the ranch. There are 5 houses located throughout the ranch with the larger house being used by the ranch manager. The houses range in size from about 600 square feet up to 3,600 square feet.

The ranch manager's house is located east of the barns up on a hill and contains approximately 3,600 square feet. It has a two-car garage and a great 450-square-foot deck at the back of the house.





Improvements • Horse Facilities

The horse facilities consist of a number of different barns utilized for the horse operation. There is a show barn with a large office and a small, covered arena. There is a stud barn, two mare barns, and two additional barns with stalls for mares and/or colts. There is also an equipment barn and shavings barn. There are three houses located within the area that houses all the barns and horse operations. A small house, approximately 1,700 square feet, is located near the entrance to the ranch on Sam Davis Road and is also utilized by one of the employees.

Other Improvements Include:

- Show Barn & Office
Covered arena - 75'x90', 18 stalls, concrete floors, HVAC, storage room, wash area with entrance to the arena, covered and paved driveway up to barn and office.
- Stud Barn
Approximately 40'x100', tack room, rubber flooring down the center, 16 stalls, ceiling fans, and HVAC, attached covered trailer parking
- Mare barn with Vet Facility
Approximately 75'x125', storage room attached, Vet Clinic inside, 22 stalls
- Mare Barn
Approximately 100'x125', 20 stalls that can be divided in half, all have separate automatic water and feeders.
- Shavings barn
Approximately 40'x40' with covered tractor parking.
- Horse Barn
Approximately 60'x60'. 20 stalls. Only covered on top with open sides
- Horse Barn.
Approximately 45'x150' 22 stalls. Only covered on top with open sides
- Equipment barn/workshop
Used mainly for smaller equipment, lawnmowers, etc.

In addition to the above improvements, there are 10+ large turnout areas. There is also a very large turnout area in the back with a pond and two covered loafing sheds. There are 3 generators located on the property in case the electricity goes out.

















Water • Minerals

The ranch is considered to be very well watered. The ranch has city water with a large line running through the property. The ranch is also on a large water well located at the top of a hill on the northern portion of the ranch. There is the ability to switch over to city water from well water if needed. There are no minerals that convey with the ranch.







Price

\$17,975,000

Remarks

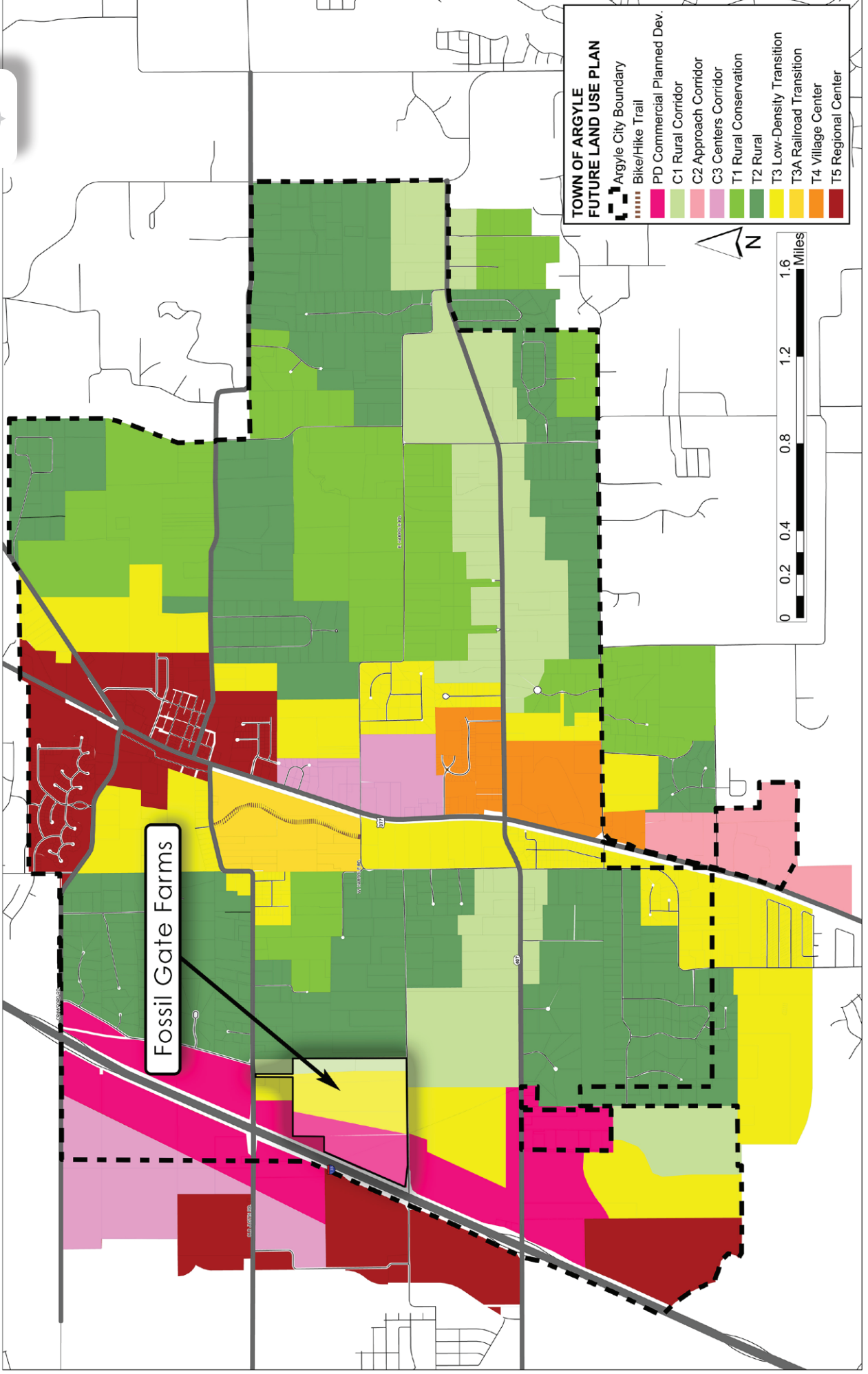
Fossil Gates Farm is a one-of-a-kind ranch located in the center of the DFW Metroplex. It is a beautiful horse ranch that someday soon will have the opportunity to be a large development tract. You currently have large homes under construction in all directions along with commercial development along I-35. Future zoning plans indicate the entire western boundary of the ranch will be zoned commercial along the planned access road.

If you are looking for a beautiful horse ranch with great investment potential, you need to come take a look. The improvements are in great repair and ready for someone's private or commercial operation.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a showing.



Argyle Future Land Use Plan

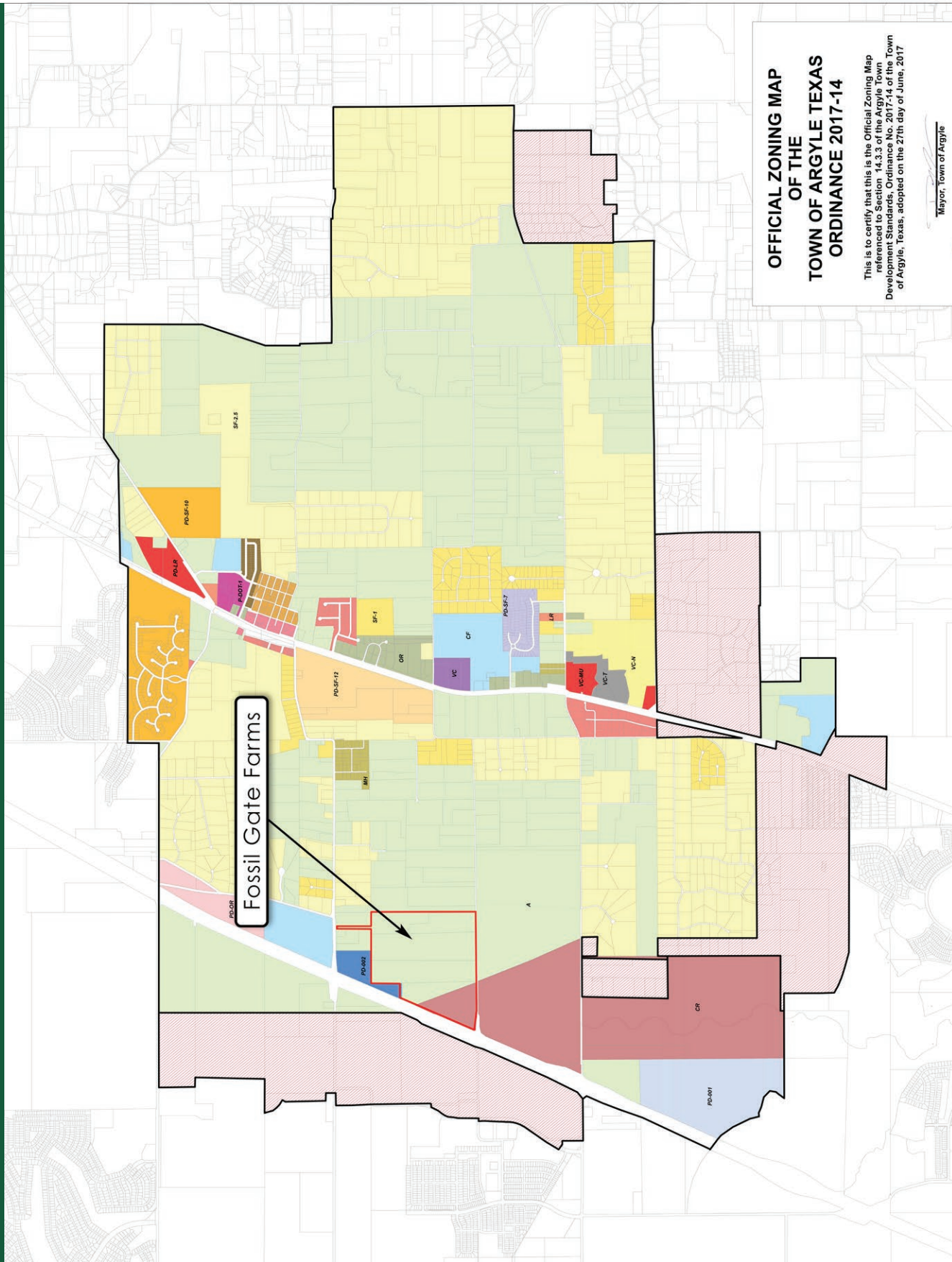


Argyle Zoning Map



Official Zoning Map

- Town Limits
- Town ETJ
- Agricultural
- SF-2.5 - Residential Estate 2.5
- SF-1 - Residential Estate 1
- SF-10 - Single Family 10
- SF-12
- SF-20 Single Family 20
- MH - Manufactured Home
- OT-1 Old Town 1 District
- OT-2 Old Town 2 District
- OR - Office/Retail
- LR - Local Retail
- CR - Community Retail
- VC - Village Center
- VC-MU
- VC-T
- VC-N
- CF - Community Facilities
- PD - Planned Development
- PD-001
- PD-002
- PD-LR
- PD-OR
- PD-SF-10
- PD-SF-12
- PD-OT-1
- PD-OT-2
- PD-SF-7
- Parcels







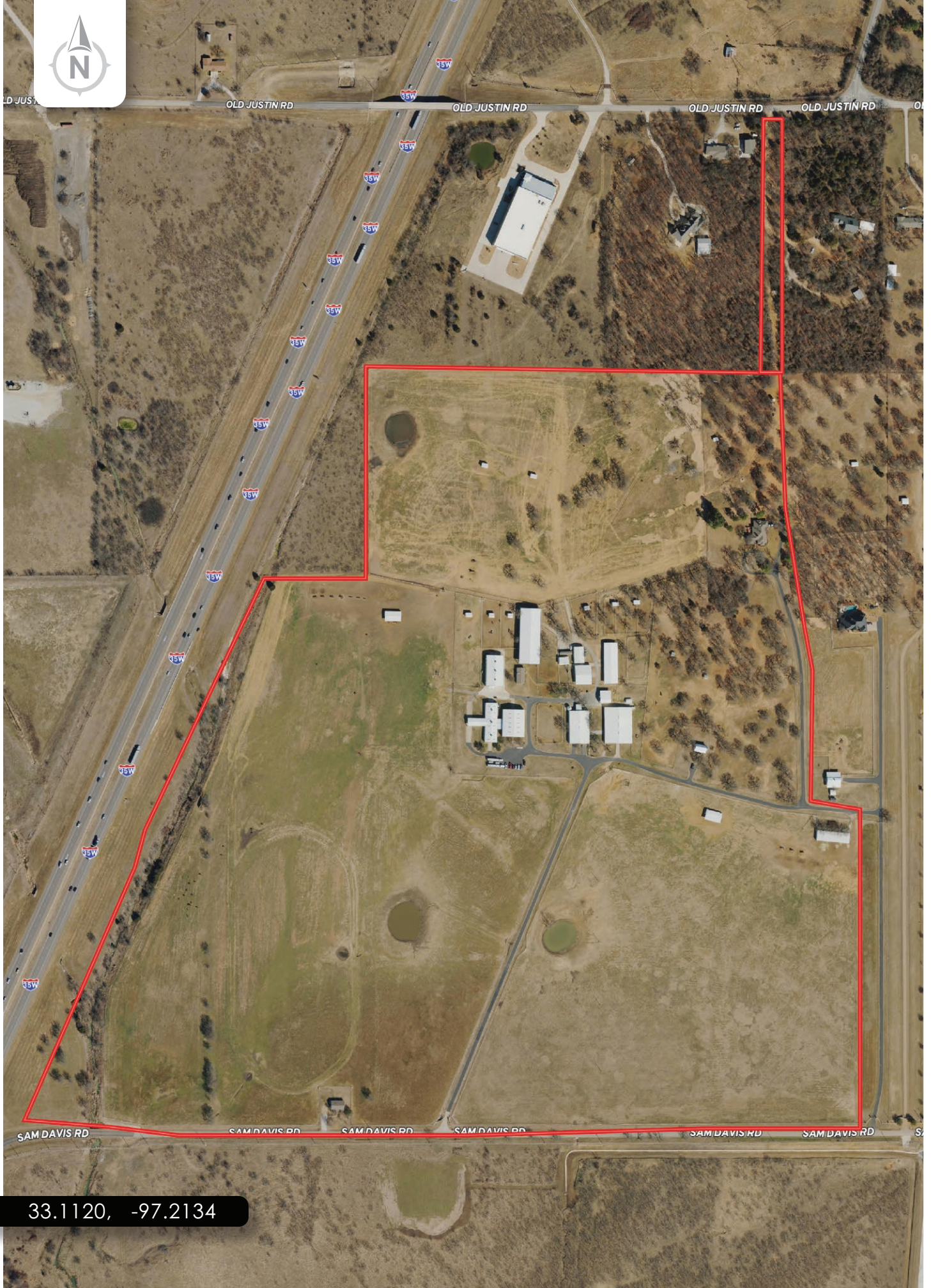
Denton

Fossil Gate Farms

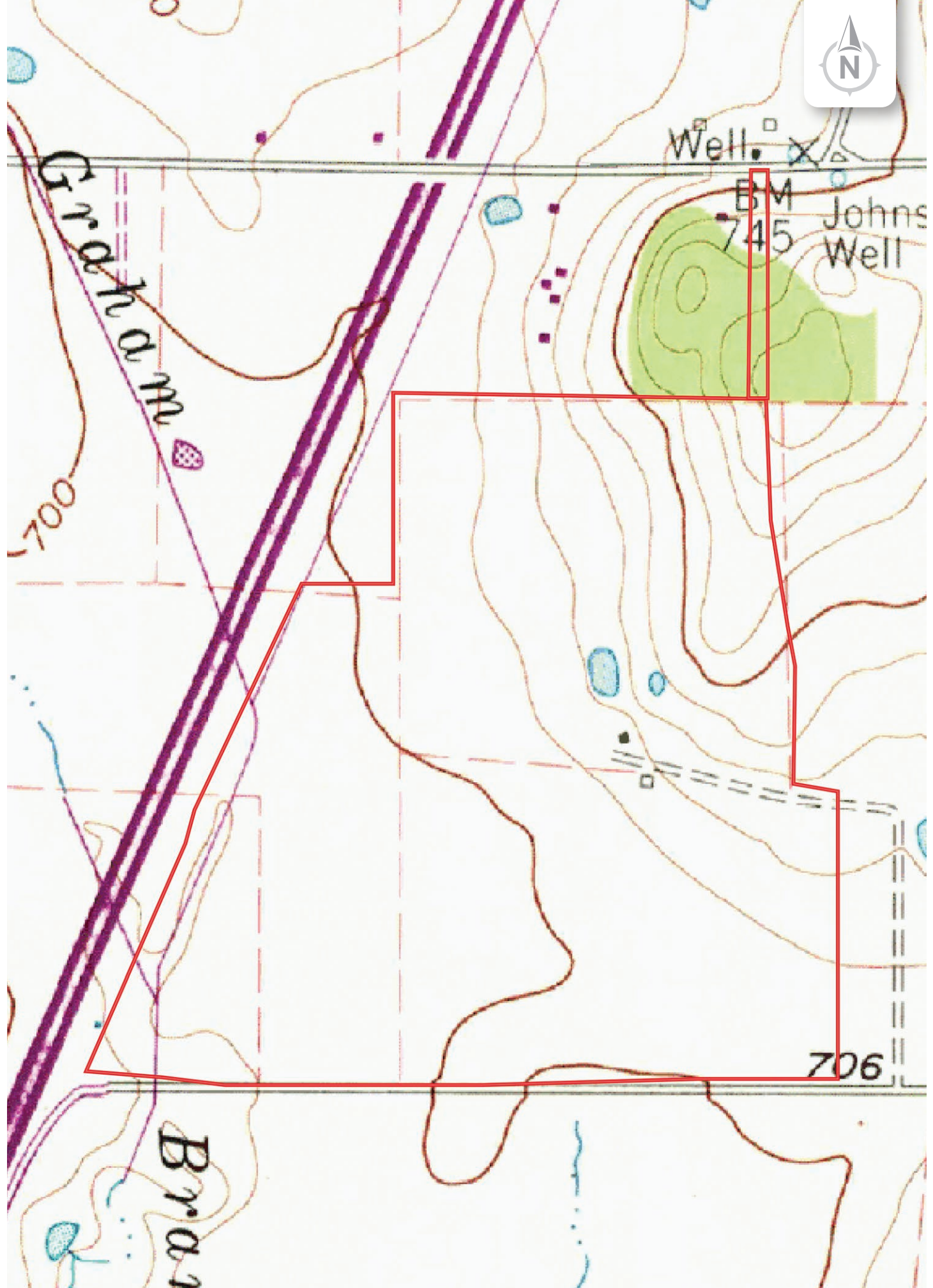
Texas Motor
Speedway

Roanoke

Grapevine Lake



33.1120, -97.2134



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Scan QR Code for more details on the Fossil Gate Farms.

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