

NO. 19 RANCH

Executive Summary:

Welcome to the No. 19 RANCH!!

A spectacular 500 + acre Turn-Key, LEGACY RANCH, that is an easy 35 mile drive from Dallas and a rare find!! Tucked off FM 1836, the ranch is approximately 7 miles west of Kaufman, Texas, the County Seat for Kaufman County.

The ranch location is convenient to major highways and is less than an hour from Dallas & only 45 minutes from Rockwall. The secluded location of the ranch main LODGE offers stunning panoramic views of incredible sunrises overlooking the gorgeous 14 acre Conservation Lake and expansive, gently rolling pastures, sandy loam & clay soils, scattered Oaks, meandering creek and woodlands. While the ranch scenery is impressive, the abundantly diverse and highly improved land provides cattle grazing and hay production. Rich wildlife habitat for Whitetail Deer and other small game makes this East Texas Legacy Ranch the perfect family retreat.

The Improvements aren't Lacking either...

The gated entry ensures privacy on your East Texas Luxury Ranch, which is fully fenced and cross-fenced, including pipe and barbed wire. The winding paved entry road leads to the Main Compound where the Main LODGE, Massive Workshop & Bunkhouse, overlook the Lake.

THE MAIN LODGE ~

The Barndominium MAIN LODGE, majestically overlooks panoramic views of the beautiful Stocked, 14 acres Conservation Lake with dock, boat launch & picnic area. Quality craftsmanship, creative Architectural design, superior materials, and careful attention to detail are evident throughout the Lodge. Constructed in 2016, with 6,000+ SQFT under roof, is luxury living at its finest. Highlights include spacious living spaces, two massive, custom Stone fireplaces, huge Main family room with centrally located beverage

station/executive bar, Stunning Chef's Commercial Kitchen. The centrally located gourmet kitchen is well-equipped for the family chef to create marvelous meals for family and guests with granite countertops, beautiful sage green custom cabinetry, gorgeous island, over \$30K in Commercial Kitchen Appliances and a walk-in Butler Pantry. Retreat to the spacious enclosed outdoor living areas ~, where you'll find an enclosed Patio/Den that opens to outdoor Kitchen/Grill and walkway leading to lake or Fire Pit, that seats the entire Family!!

The 6-bedroom (2 Master suites) ~ 6-bath Texas country Barndo LODGE provides sophisticated and classic accommodations for your family and guests. The large wall of windows captures abundant natural light and extraordinary views of the Lake and Ranch Land, The tall ceilings lend an additional sense of openness to the spacious rooms. Practical amenities like the enclosed Sunroom/Patio/Den off the Grand Room, a Mud, utility & laundry room with storage for hunting gear and additional gun, dog kennel & gear with additional refrigerator & freezer. This Large Utility/Mud Room. Leads to breezeway connecting to the **Dream Workshop**, just a stone's throw away a **cute BUNKHOUSE** (1995 Mobile Home) with 3 bedrooms and expansive covered wood decks, for additional guests. The seclusion of the Ranch Compound with security system and gated entry ~ add convenience, value, and peace of mind.

Entertain or Relax Outdoors on A Luxury Texas Ranch!!

The lavish interior selections of the estate extend to **OUTDOOR SPACE**, creating a private retreat or perfect setting for entertaining family and friends. An expansive enclosed patio with stone FP, stone deck area with outdoor kitchen/grill area and enormous firepit with seating for the entire family ~ complete the LODGE's back exterior, offering a place to enjoy stunning sunsets and breathtaking sunrises with panoramic views, overlooking the Lake and gorgeous countryside.

Across the creek or down FM 1836 ~ you will find the two other homes that make up the No. 19 Ranch.

Red Barndo/GUESTHOUSE was completely remodeled by the Owner, and is simply precious!! It has a large loft-fell, open concept design with updated bath and utility room, and touches, like high-speed internet & security system. It will sleep 4 with queen bed, bunk beds, It is located on the Northwest portion of the Ranch, on 44 acres that was added to the main body of the Ranch. This area has is very secluded and offers privacy for guests, and can comfortably house a family. The land here is wooded with mesquite trees, cedars and other native trees and sandy loam soil. There are winding trails through the woods to the main body of Ranch, with easy access to the many ATV trails on the main body of the Ranch. The Red Barndo has a small pond, a cute chicken coop, and has good perimeter fencing. The Owner currently utilizes as a guesthouse but would make a great Air B & B or income producing rental property.

Foreman's Home ~ currently utilized as month to month rental is located just down FM 1836 from the main entrance, and has lush paddocks, and a large livestock barn. The home is a large 1980 Brick home with 3 bedrooms & 2 baths with attached garage. Because the property is currently rented to local constable, we require 48 hours notice to view only the rental home.

The No. 19 Ranch has been meticulously Maintained and Well-Managed and the beauty of North EAST TEXAS Country is truly on display.

Cattle Grazing & Hay Production on Kaufman County Ranch ~ Grass consist of native and coastal Bermuda in the pastures on the ranch, offering good grazing and/or productive hay production. Great perimeter fencing ~ 5 strand barbed wire, with a portion of pipe fencing. The cross-fencing is a combination of pipe & barbed wire, and has added cattle guards and extensive dirt and dozerwork done, for excellent drainage. There is abundant water for livestock and wildlife with a **live creek**, 8 re-worked **stock ponds** and a **14 acre Conservation Lake** with an extensive, engineered dam and overflow pond. A 48 x 30 barn with working cattle pens, located along the roadway back to lodge has both electricity and water and a small holding pen. The barn design allows for

the easy use of horse/livestock stalls on one side, while the arrangement of the pipe cattle working pens provides easy access and flow of livestock.

Hunt huge Whitetail Deer, Dove Waterfowl & Go Fishing on your country estate. For the past decade, no pressure has been put on the native Wildlife. The heavily wooded area along the creek and on SE corner, have been left virtually untouched to offer good wildlife habitat and cover for Whitetail Deer and other small animals. The Ranch Management has sprinkled in optimal locations, custom game food plots, protein feeders, corn feeders, hog traps, allowing the rich wildlife to thrive. The Ranches many water features provide fishing opportunities and attract Waterfowl and Mourning Dove. There are many ATV Trails cut through the hardwoods, that ly to the East of the Creek. For the recreational and outdoor enthusiast, there are plenty of places to roam and enjoy the great outdoors on this beautiful East Texas.

No. 19 RANCH is Being Sold "TURN~KEY"

Some of the Major Ranch Equipment includes:

EQUIPMENT: TRACTOR, BOBCAT, IMPLEMENTS, 4Wheelers & ATV's, CONEX TRAILER, DIESEL TANK, HUNTING BLINDS & FEEDERS, Propane Back-up GENERATOR that runs entire "Compound"...

AND ALL FURNISHING, 30K in Commercial Kitchen Appliances ~ down to the Glasses, Silverware, & Plates and Monogrammed Bedding in ALL homes but Rental ~ MAIN LODGE, BUNKHOUSE, and RED BARND

In Closing... What makes the NO. 19 RANCH a legacy Ranch?

One just has to look at the majestic landscape of the No. 19 Ranch and the finely appointed improvements to see the significant level of investment the Owner's have made ~ emotional, financial, and physical ~ towards preserving the Ranch's History and Lands, its LEGACY. There is one thing for certain, this premeire Ranch will put a smile on your face every time you dtive through the gate! 😊

Just the FACTS & Features:

- 506.79 +/- acres per SURVEYS
- In 4 Tax Parcels : Kaufman County Tax ID #'s: 5679, 5674, 4533 and 221446
- Gated MAIN ENTRANCE ~ (Address: 10164 FM 1836, Kaufman, TX)
- Main LODGE (6,250 sq ft.) connected by breezeway to Large, Nice WORKSHOP (3,000 sq ft with 750 sq ft Equipment Overhang) with Back-up Diesel Generator
 - 6 bedroom (2 Master Suites) & 6 baths
 - Grand Room with Soaring Ceilings, tons of windows, custom Stone Fireplace, Beverage Center, Executive Bar
 - Chef's Commercial Kitchen with over \$30K in Top-end Commercial Appliances.. and a walk-in Pantry to die for!
 - Utility/Mud Room and Hunting gear area is well designed for use, leading to the breezeway outdoors or to the Workshop
 - Upstairs Game-room loft overlooking Main Grand Room and Entry with Bunk-room and bath
 - OUTDOOR Kitchen/Grill/Entertainment area and FIREPIT
- BUNKHOUSE/1995 Mobile Home, Clean and comfortable 3 bedroom (796 sq ft) with expansive covered wood decks ~ flanks Workshop, to South of Lodge

- 14 +/- ACRE Conservation LAKE (Stocked) with Fishing Pier, Picnic area under awning, and boat launch. The lake was engineered and has massive dam with overflow pond
- 8 Re-worked stock ponds
- Meandering LIVE CREEK traverses the property
- Private SHOOTING RANGE, just SW of Dam
- 5 Strand Barbed wire Fencing, Cross Fenced for easy cattle rotation and numerous Cattle Guards, good roadways and access throughout the Ranch. Sandy loam and clay soils offer good drainage along with Dozer work completed, adding to extensive infrastructure of roadways, paved parking, trails
- 3 DEER BLINDS, 4 FEEDERS, 2 PROTEIN FEEDERS & 2 Hog Traps Convey
- Many ATV, 4-wheeler or Horseback or mountain-bike TRAILS through Wooded Area
- Extensive SHOOTING LANES provided by Hi-Line Electric Lin Easement
- BARN & WORKING PENS
- Currently Rental/FOREMAN'S 1984 BRICK HOME (2,590 sq ft with 525 sq ft attached garage) also has fenced lush pastures with Large Livestock Barn) ~ separate entrance off FM 1836 (Address: 10246 FM 1836, Kaufman, TX)
- RED BARND0/Guesthouse (approx. 1,200 sq ft) with Pond, Chicken Coop and added 44 acres additional frontage and West entrance to Ranch & Barndo on CR 111 ~ (Address: 11140 FM 1836, Kaufman, TX)

- Great Recreational (Hunting, Fishing, Outdoor Enthusiast) and Cattle, Livestock or Horse Property
- Truly "LEGACY RANCH" ~ less than an hour from Dallas and less than 45 minutes from Rockwall
- RANCH is in both WILDLIFE and AG Special Appraisal, keeping Tax Liability low for the RANCH