

3044 US HIGHWAY 80 GRAND SALINE, TEXAS 75140

*AWAIT NO MORE
OWN YOUR VERY OWN EAST TEXAS EQUESTRIAN PARADISE!*



PERFECT EQUESTRIAN OASIS—READY FOR OPERATION! Located just outside Grand Saline, this working ranch and training facility is nestled on a picturesque 32-acre property and offers a seamless blend of equestrian facilities and a luxurious residential home. This stunning estate boasts five bedrooms, three beautifully updated baths, an updated kitchen with high-end cabinets and countertops, and an open family area with a fireplace and plenty of room for entertaining family and friends. Enjoy beautiful views from the front porch or spend your time relaxing in the saltwater pool or hot tub overlooking the 36' x 94' barn with 12 state-of-the-art stalls, fly misters, hay storage, and a tack room. Other features include a pipe fence arena, three ponds (one stocked for fishing), smooth electric and some barbwire fencing, and a one bedroom guest house with kitchen and full bathroom. You will be captivated by the tranquility and natural beauty of this property. Don't miss the opportunity to own this piece of paradise!



CHARMING AND SECLUDED RETREAT —

Built in 1979, this home features five bedrooms, three full baths, and contains approximately 2,632 square feet of living area. The exterior of the home is made up of stucco and brick on a slab foundation with a composition roof.



The spacious open floorplan creates a seamless flow between kitchen and living areas allowing for both intimate family gatherings and excellent entertaining.



The formal living area features vaulted ceilings with dropped ceiling fans, a wood-burning fireplace, and concrete tile floors.



The kitchen (21' x 12') features a large open floorplan, granite countertops, vinyl tile, floor to ceiling cabinets, built-in oven, microwave, dishwasher, disposal, refrigerator





The home features a split bedroom arrangement offering a master bedroom (20' x 14') with large master bath with separate tub and shower and three guest bedrooms.

The guest bedrooms vary in size and feature vinyl flooring, ceiling fans and views of the grounds from every room. There are two updated guest baths -each with shower and vinyl flooring



Guest Bedroom #1 (14' x 10') - Pictured above
 Guest Bedroom #2 (15' x 12') - Pictured at right
 Guest Bedroom #3 (24' x 15") - Pictured below





Located next door to the main home is a separate apartment (guest quarters) with full kitchen, living area, bedroom and full bath with stand-up shower.





This unbelievable equestrian property has a 36' x 94' barn with 12 paddocks and walkout with a tack room, hay storage, and built-in fly misters.





GENERAL INFORMATION:

ASKING PRICE: See website for pricing.

FINANCING INFORMATION:

- Existing—Clear
- Terms—Cash or Conventional Financing

TERRAIN:

- Soil—Sandy loam soil
- Rolling/Hilly/Flat—Rolling
- Wooded or Open—Approximately 90% open and 10% wooded with native hardwood trees
- Water Source—Three ponds
- Fencing—Barbwire and smooth electric fencing

UTILITIES AVAILABLE:

- Electric—Wood County Electric
- Water—Golden Water
- Cable & Internet—CIP
- Sewer—Septic system

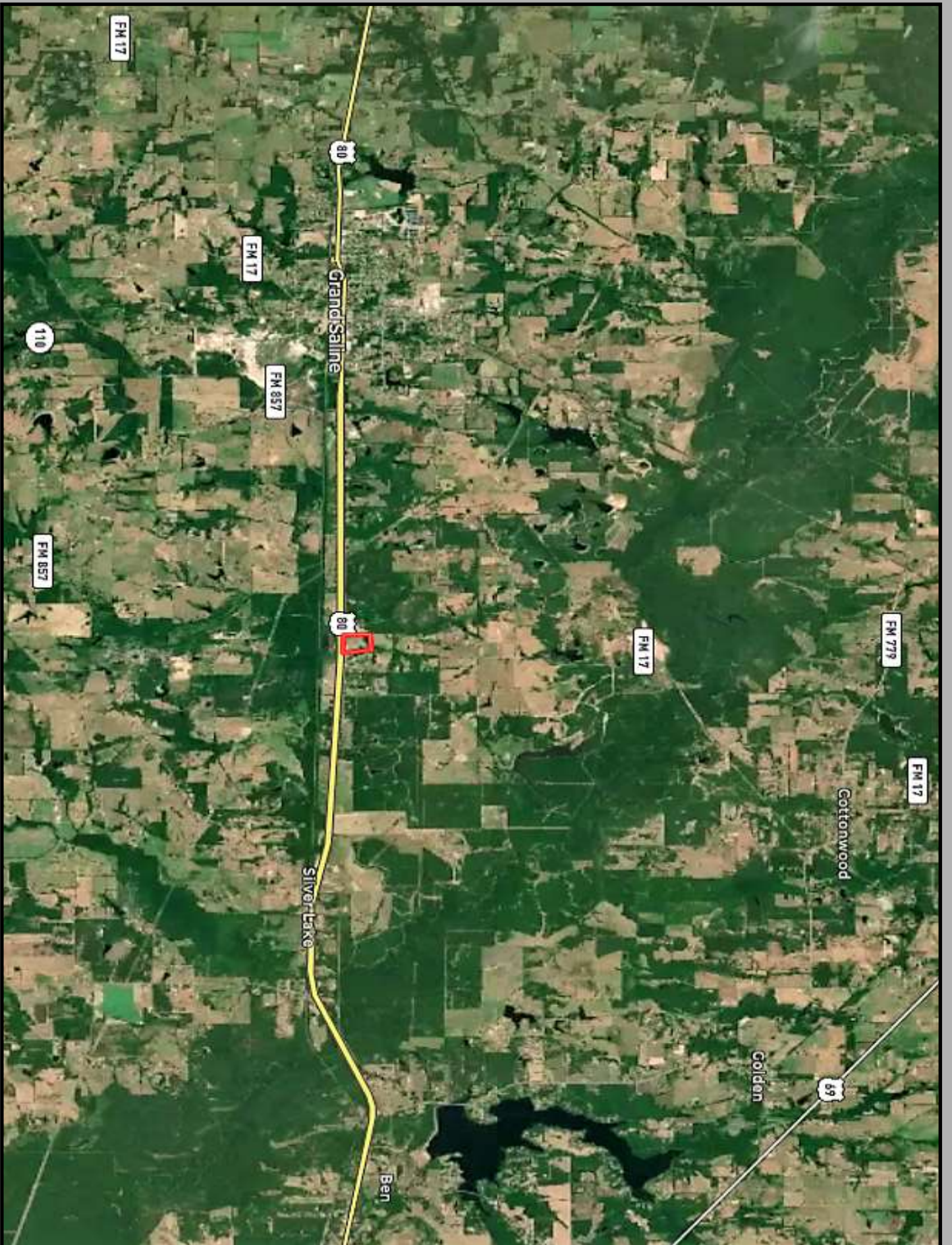
TAXES AND TAXING AUTHORITIES:

- Van Zandt County
- Grand Saline Independent School District
- Total Estimated Taxes—Approximately \$8,469.90 per year without exemptions (per the Van Zandt County Appraisal District)

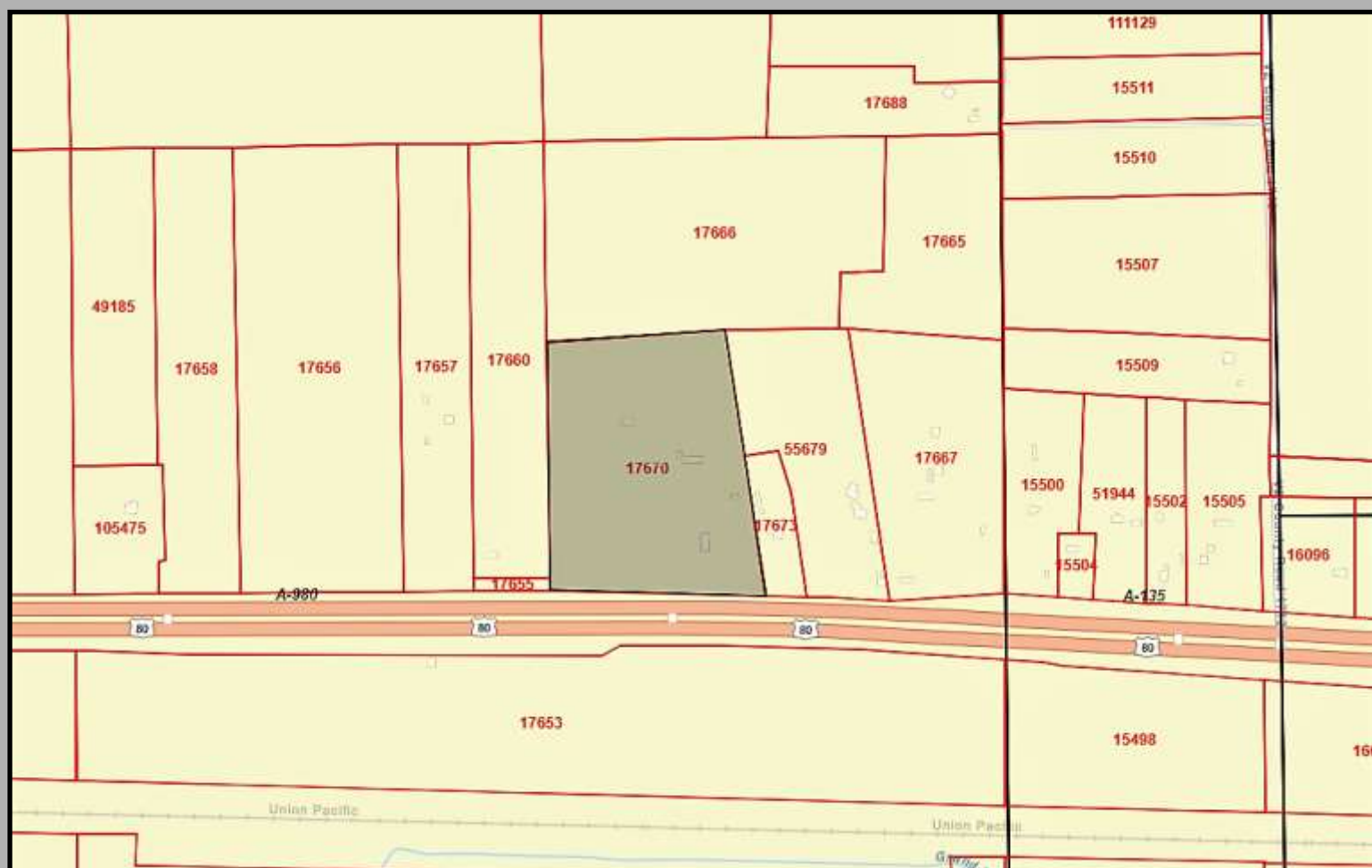
MINERALS:

- Oil, Gas and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title with the right of ingress and egress to explore for same.
- Surface Minerals—100% of surface minerals owned by to be conveyed. Surface minerals include but not limited to clay, lignite, iron ore, top soil, sulphur or any minerals which if mined is done be surface mining operations.

***** Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.stevegrant.com.***









DIRECTIONS: From Athens, travel approximately 36 miles north on Highway 19 to Edgewood. Take a right on Highway 80 and travel approximately 11 miles through Grand Saline and the property will be on the left.

Latitude: 32.6763300000000000

Longitude: -95.6467700000000004

