



FARM & RANCH

STUNNING PROPERTY ON 18 ACRES

178 Private Road 3589 – Paradise, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

WilliamTrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Welcome to your own slice of Texas paradise! This property offers the perfect blend of rural tranquility and modern convenience. The heart of the home is a spacious open-concept living, dining, and kitchen area, featuring a coffee bar and a large walk-in pantry for effortless entertaining and daily comfort. Built-in desks provide convenient workspace options in the dining room and a guest bedroom that would make perfect office. The recently remodeled primary bath includes dual sinks and an expansive walk-in shower. Each guest bedroom provides excellent storage, with one boasting two closets and another a roomy walk-in closet. Outdoors, the property is fully fenced and cross-fenced with durable pipe top rail no-climb fencing, ideal for livestock and horses. The three-car oversized garage also houses a 30 x 36 foot storage room. There are three doors with openers, plus a 14.5 x 36 foot climate-controlled wood shop with foam insulation and a dust collection system. Horse enthusiasts will appreciate the three-stall shed row horse barn complete with a separate tack and feed room, while the 30 x 40 ft tractor trailer barn provides ample space for equipment. For outdoor training or recreation, a 130 x 250 foot lighted arena with a Priefert squeeze chute and attached working pens is ready for action. The well house features new piping, a new pressure tank, and bat insulation, and all outbuildings are fully equipped with electricity. There is a second set of complete utilities already in place on the property. You will also enjoy high-speed fiber internet, mature trees, and landscaped areas, while the covered patio and breezeway offer a shaded retreat for relaxation. This property has it all—don't miss your chance to own this exceptional ranch in Paradise!

LOCATION

CITY	Paradise
County	Wise
Schools	Paradise ISD
Driving Directions	GPS friendly to 178 Private Road 3589, Paradise, TX 76073.

OFFER SUMMARY

List Price	\$1,084,500
Lot Size	18.59 acres
Utilities	Co-op Electric, Septic, Well

HIGHLIGHTS

130X250 LIGHTED ARENA	3-STALL SHED ROW HORSE BARN
14.5 X 36 SEPARATE TACK AND FEED ROOM	30 X 40 FT TRACTOR TRAILER BARN
CLIMATE-CONTROLLED WOOD SHOP	PRIEFERT SQUEEZE CHUTE



LISTING PRESENTED BY:

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PROPERTY WEBSITE LINK:
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PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



PROPERTY PHOTOS



AERIAL MAP



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CONTOUR LINES & FLOODPLAIN

