

MLS#: 21260471 Incomplete  
 Property Type: Residential

**821 Ewing Road Ferris, TX 75125-9168**  
 SubType: Single Family

LP: \$845,000  
 OLP:



**Also For Lease:** N  
**Subdivision:** Dallas Farms Hayden Place  
**County:** Ellis  
**Country:** United States  
**Parcel ID:** [195467](#)  
**Lot:** 10-11 **Block:**  
**Legal:** TBA LOT 10-11 & 28 DALLAS FARMS HAYDEN PLACE  
**Unexempt Tx:** \$6,789  
**Spcl Tax Auth:** No

**Lst \$/SqFt:** \$344.06  
**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Beds:** 4 **Tot Bth:** 2 **Liv Area:** 2  
**Fireplc:** 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** Yes  
**Half Bath:** 0 **Adult Community:** No  
**Smart Home App/Pwd:** No

**SqFt:** 2,456/Assessor  
**Appraiser:**  
**Yr Built:** 1994/Assessor/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None  
**HOA Mgmt Email:**  
**Access Unit:** Yes

**Hdcp Am:** No  
**Horses?:** Yes  
**Prop Attached:** No  
**Acres:** 12.020  
**HOA Co:**  
**HOA Website:**  
**AccUnit SF:** 1,200  
**Garage:** Yes/5  
**Attch Gar:** No  
**# Carport:** 6  
**Cov Prk:** 10  
**Gar Size:**  
**Unit Type:** Guest Quarters

**School Information**

**School Dist:** Ferris ISD  
**Elementary:**  
**Primary:**  
**Intermediate:** Ferris  
**Middle:**  
**Jr High:** Ferris  
**High:** Ferris  
**Sr High:**

**Rooms**

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	16 x 13 / 2	Cedar Closet(s), Dual Sinks, Linen Closet, Walk-in Closet(s)	Bedroom	11 x 10 / 2	Cedar Closet(s), Ceiling Fan(s)
Bedroom	11 x 12 / 2	Ceiling Fan(s)	Bedroom	14 x 11 / 1	
Bath-Primary	10 x 7 / 2	Built-in Cabinets, Corian/Corian Type Countertop, Custom Closet System, Dual Primary Baths, Linen Closet	Bath-Full	8 x 5 / 2	Linen Closet, Medicine Cabinet
Kitchen	16 x 9 / 2	Built-in Cabinets, Butlers Pantry, Ceiling Fan(s), Corian/Corian Type Countertop, Pantry, Recycle Bin, Solid Surface/Non-Natural Type, Water Line to Refrigerator	Laundry	10 x 4 / 2	Built-in Cabinets, Linen Closet
Office	13 x 12 / 1		Living Room	22 x 17 / 1	Fireplace
Workshop	17 x 7 / 1				

**General Information**

**Housing Type:** Log Cabin  
**Style of House:**  
**Lot Size/Acres:** 10 to < 50 Acres  
**Alarm/Security:** Fire Alarm, Security Gate, Smoke Detector(s)  
**Soil:** Black, Clay  
**Heating:** Central, Electric, ENERGY STAR Qualified Equipment, ENERGY STAR/ACCA RSI Qualified Installation, Fireplace(s), Geothermal, Heat Pump, Wood Stove  
**Roof:** Metal  
**Construction:** Log, Rock/Stone, Wood  
**Road Surface:**  
**Crops/Grasses:**  
**Foundation:** Concrete Perimeter, Pillar/Post/Pier, Slab  
**Basement:** Yes  
**Possession:** Closing/Funding  
**Fireplace Type:** Blower Fan, Circulating, Freestanding, Glass Doors, Heatilator, Living Room, Wood Burning, Wood Burning Stove  
**Flooring:** Carpet, Engineered Wood, Tile, Wood  
**Levels:** 2  
**Type of Fence:** Barbed Wire, Gate  
**Cooling:** Ceiling Fan(s), Central Air, Electric, ENERGY STAR Qualified Equipment, Geothermal, Heat Pump, Roof Turbine(s)  
**Accessible Ft:**  
**Patio/Porch:**  
**Road Frontage:** County Road  
**Vegetation:** Partially Wooded  
**Special Notes:**  
**Listing Terms:** Cash, Conventional

**Features**

**Appliances:** Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator, Trash Compactor  
**Interior Feat:** Cathedral Ceiling(s), Cedar Closet(s), Flat Screen Wiring, Natural Woodwork, Open Floorplan  
**Exterior Feat:** Dock, Rain Gutters, Rain Barrel/Cistern(s), RV Hookup, RV/Boat Parking, Storage, Storm Cellar  
**Park/Garage:** Additional Parking, Aggregate, Attached Carport, Carport, Covered, Driveway, Electric Gate, Garage, Gravel, RV Access/Parking, RV Carport, Workshop in Garage  
**Pool Features:** Above Ground, Pool/Spa Combo  
**Street/Utilities:** All Weather Road, Asphalt, City Water, Electricity Connected, Gravel/Rock, Individual Water Meter, Outside City Limits, Private Sewer, Septic  
**Lot Description:** Acreage, Agricultural, Cleared, Cul-De-Sac, Flag Lot, Hilly, Landscaped, Lrg. Backyard Grass, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Park View, Rolling Slope, Tank/ Pond, Water/Lake View, Waterfront  
**Other Structures:** Barn(s), Guest House, RV/Boat Storage, Second Residence, Shed(s), Workshop, Workshop w/Electric  
**Easements:** Electric, Telephone, Water Lines  
**Waterfront:** Dock - Uncovered  
**Plat Wtrfn Bnd:**

**Dock Permitted:** Yes  
**Other Equipment:** Compressor, TV Antenna

**Lake Pump:** No

**Environmental Information**

**Sustainability:** **Energy Gen:** Solar, Wind, Owned  
**Water Feat:** Efficient Hot Water Distribution, Low-Flow Fixtures **Walk Score:**  
**Indoor Air:** **Landscaping:** Native Landscape, Rain Water Harvesting  
**Features:** Construction, Doors, Geo-thermal HVAC, Insulation, Rain Water Catchment, Roof, Solar Electric System - Owned, Thermostat, Waterheater, Windows

**Remarks**

**Property Description:** 12.020 acres offered including new survey. This listing conveys Lots 10 and 11 only, including all residences and improvements located on the property. Situated on a quiet cul de sac, the property offers exceptional privacy with mature trees, rolling terrain, and gated access. Improvements include a 2,456 sq ft Western Red Cedar log home (built 1994 with 6x12 logs) featuring 4 bedrooms, 2 baths, walk out basement/storm shelter, metal roof, solar panels, geothermal HVAC, wood burning fireplace, swim spa, and electric shades. Additional features include a workshop with attached 1 bed/1 bath apartment, Quonset hut, tractor shed, multiple RV hookups, and two water meters. A 600 ft winding driveway leads to the main residence, with a separate drive servicing the workshop and apartment. Recorded easement provides permanent access. Scenic views overlook Teardrop Pond. A rare opportunity to secure improved acreage in an established rural setting near custom homes and utilities. Survey and recorded documents available See Docs. RV and Trailer in pictures.

**Excludes:**

**Public Driving Directions:** Follow I-45 S to N Fwy Service Rd in Ferris. Take exit 266 from I-45 S 17 min (18.5 mi), Turn rt onto E 5th St 0.3 mi, Turn Left onto S Baker St, Turn rt onto E 6th St, Turn left onto FM 983 S, 3.0 mi, Turn left onto Ewing Rd, Driveway 1 on Rt 1.5 mi, Drive 2 (Shop, Apartment entrance) 500' North

**Private Rmks:** Survey Conveyance: Seller has ordered a boundary survey confirming Lots 10 & 11 (approx. 12.020 acres). All listed improvements are located on and intended to convey with Lots 10 & 11. Final acreage and boundaries subject to survey. Recorded access easement in place; documents available. Buyer to review survey, title, and access to satisfaction. Financing Notice: Property includes non standard improvements and acreage. Strong buyer and experienced rural, portfolio lender recommended. Pre approval through Jeff Kramer, GRA Mortgage, strongly encouraged (buyer not required to close with GRA). Prior transactions with alternate lenders failed late due to property complexity. Seller may prioritize offers with strong financials and lender readiness. Access Instructions: Blue box with keys to gates, home, shop, apartment, and Quonset hut. Enter home via carport door. Do not drive on Teardrop Pond dam. Shop, apartment access through second gate approx. 500' north of main gate.

**Financial Information**

**Loan Type:** Treat As Clear **Bal:** **Payment:**  
**Pmt Type:** **Lender:** **Orig Date:** **2nd Mortg:** No  
**Seller Concessions:**

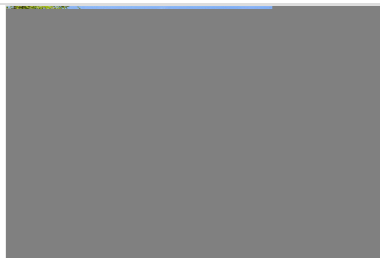
**Agent/Office Information**

**CDOM:** **DOM:** **LD:** **XD:** 05/06/2027  
**List Type:** Exclusive Right To Sell  
**List Off:** [Coldwell Banker Realty Plano \(CBRB56\) 972-596-9100](#) **LO Fax:** **Brk Lic:** 0420132  
**LO Addr:** 2800 North Dallas Parkway Plano, Texas 75093 **LO Email:** [frank.obringer@cbrealty.com](mailto:frank.obringer@cbrealty.com)  
**List Agt:** [Jim Bownds \(0598247\) 214-415-7555](#) **LA Cell:** 214-415-7555 **LA Fax:**  
**LA Email:** [jjm.bownds@hotmail.com](mailto:jjm.bownds@hotmail.com) **LA Othr:** **LA/LA2 Texting:** Yes/  
**LA Website:** **LO Sprvs:** Frank Obringer (0738874) 972-596-9100  
**Pref Title Co:** Independence Title **Location:** Cedar Hill 972.349.6655

**Showing Information**

**Call:** Showing Service **Appt:** (800) 257-1242 **Owner Name:** Public Records  
**Keybox #:** 33314812 **Keybox Type:** Blue iBox **Seller Type:** Standard/Individual  
**Show Instr:** Blue Box on Main Driveway gate post with Keys to Gate Locks, Home, Shop, Apartment, And Quonset Hut. Enter home through Carport Door. Turn off all lights. Leave ceiling fans on. DO NOT DRIVE ON TEARDROP POND DAM. Access Shop, Apartment through second Gate located 500 feet North of main Gate.  
**Show Allowed:** Yes  
**Show Srvc:** BrokerBay  
**Showing:** Appointment Only, Combination Lock Box, Showing Service

Prepared By: James Bownds Coldwell Banker Realty Plano on 05/05/2026 14:28





**Listing History from MLS**

**MLS #:** [21260471](#)  
Incomplete

[821 Ewing Rd Ferris](#)

**Prop Type:** RESI



**MLS #:** [21163282](#)  
Active

[655 Ewing Rd Ferris](#)

**Prop Type:** LAND



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
ListPrice	05/02/26	05/02/26	08:43 AM	\$325,000	\$315,000	96
MlsStatus	01/26/26	01/26/26	10:23 AM		ACT	

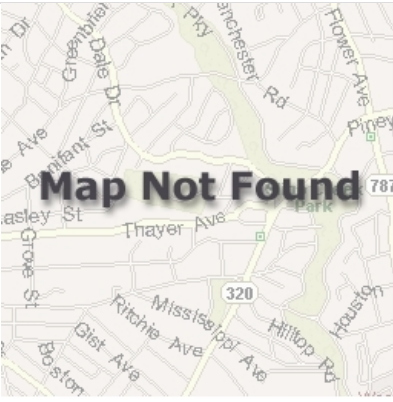
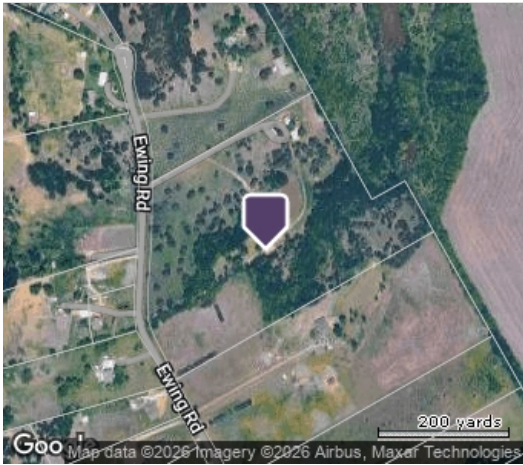
**MLS #:** [20887642](#)  
Expired

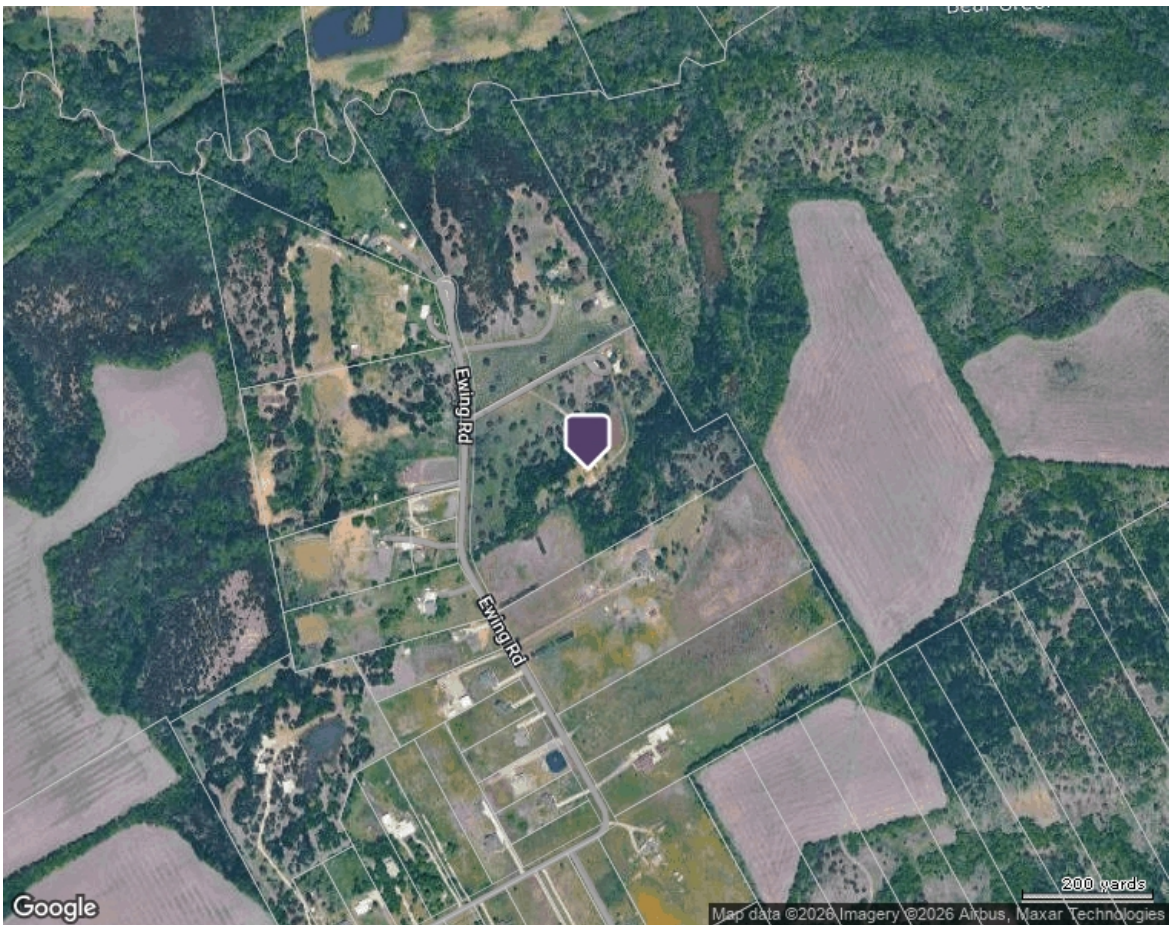
[821 Ewing Rd Ferris](#)

**Prop Type:** RESI



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MlsStatus	12/31/25	01/01/26	01:29 AM	ACT	EXP	227
MlsStatus	10/21/25	10/21/25	09:37 AM	PND	ACT	155
MlsStatus	09/20/25	09/30/25	10:12 AM	AOC	PND	165
MlsStatus	09/20/25	09/23/25	02:59 PM	ACT	AOC	158
ListPrice	08/04/25	08/04/25	04:31 PM	\$1,500,000	\$1,250,000	108
MlsStatus	04/18/25	04/18/25	09:17 AM		ACT	





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