

## **LAND.COM LISTING (OPTIMIZED FOR OWNER-FINANCE BUYERS)**

### **HEADLINE**

**12.020 Acres | Log Home | Owner Financing Available | Ferris TX**

### **DESCRIPTION**

12.020 acres offered including new survey. This listing conveys Lots 10 & 11 only and includes all residences and improvements. Private cul-de-sac setting with mature trees, rolling terrain, and gated access provides exceptional seclusion while remaining conveniently located near surrounding custom homes and utilities.

Property features a 2,456 sq ft Western Red Cedar log home with 4 bedrooms, 2 baths, walk-out basement/storm shelter, metal roof, solar panels, geothermal HVAC, wood-burning fireplace, swim spa, and electric shades.

Additional improvements include workshop with attached apartment, Quonset hut, tractor shed, RV hookups, and two water meters. Scenic views of Teardrop Pond and established trails enhance the setting.

Recorded driveway easement provides permanent access. Survey and supporting documents available.

### **OWNER FINANCING AVAILABLE**

Seller will consider owner financing with strong down payment and acceptable terms. Ideal for buyers seeking flexible purchase options for acreage and non-standard properties.

## **LAND.COM LISTING (OPTIMIZED + EXPANSION STRATEGY) HEADLINE**

**12.020 Acres | Log Home | Owner Financing Available | Up to 19.32 Acres Possible | Ferris TX**

### **DESCRIPTION**

12.020 acres offered including new survey. This listing conveys **Lots 10 & 11 only** and includes all residences and improvements.

Private cul-de-sac setting with mature trees, rolling terrain, and gated access provides exceptional seclusion while remaining conveniently located near surrounding custom homes and available utilities.

The property features a **2,456 sq ft Western Red Cedar log home** with 4 bedrooms, 2 baths, walk-out basement/storm shelter, metal roof, solar panels, geothermal HVAC, wood-burning fireplace, swim spa, and electric shades.

Additional improvements include:

- Workshop with attached apartment
- Quonset hut and tractor shed
- Multiple RV hookups
- Two water meters

Scenic views overlooking **Teardrop Pond** and established trails enhance the setting and usability of the land.

A recorded driveway easement provides permanent access. Survey and supporting documents are available.

### **OWNER FINANCING AVAILABLE**

Seller will consider **owner financing for qualified buyers** with strong down payment and acceptable terms. This provides a rare opportunity for buyers seeking **flexible purchase options** for acreage and non-standard properties.

### **EXPANSION OPPORTUNITY (KEY DIFFERENTIATOR)**

**Additional adjoining acreage (approx. 7.3 acres – 655 Ewing Rd / Lot 28) is available separately or in**

**combination**, creating the opportunity to acquire up to approximately **19.32 total acres**.

## **STANDALONE L.C. AD (655 ONLY – CLEAN VERSION)**

Use this where you don't want expansion messaging leading:

### **HEADLINE**

**7.3 Acres | Buildable Land | Ferris TX | Investment Opportunity**

### **DESCRIPTION**

Approx. 7.3 acres (Lot 28) offered subject to survey with open pasture, mature trees, and road frontage along Ewing Rd. Ideal for a custom homesite, recreational use, or long-term investment.

Property includes established access and water meter availability, with topography suitable for development. Quiet rural setting with proximity to surrounding communities.

Acreage opportunities of this size and flexibility are increasingly limited in this area.

Buyer to verify all information including utilities, restrictions, and intended use.