

SOUTH PAW RANCH

59± Acres | Collin County, Texas

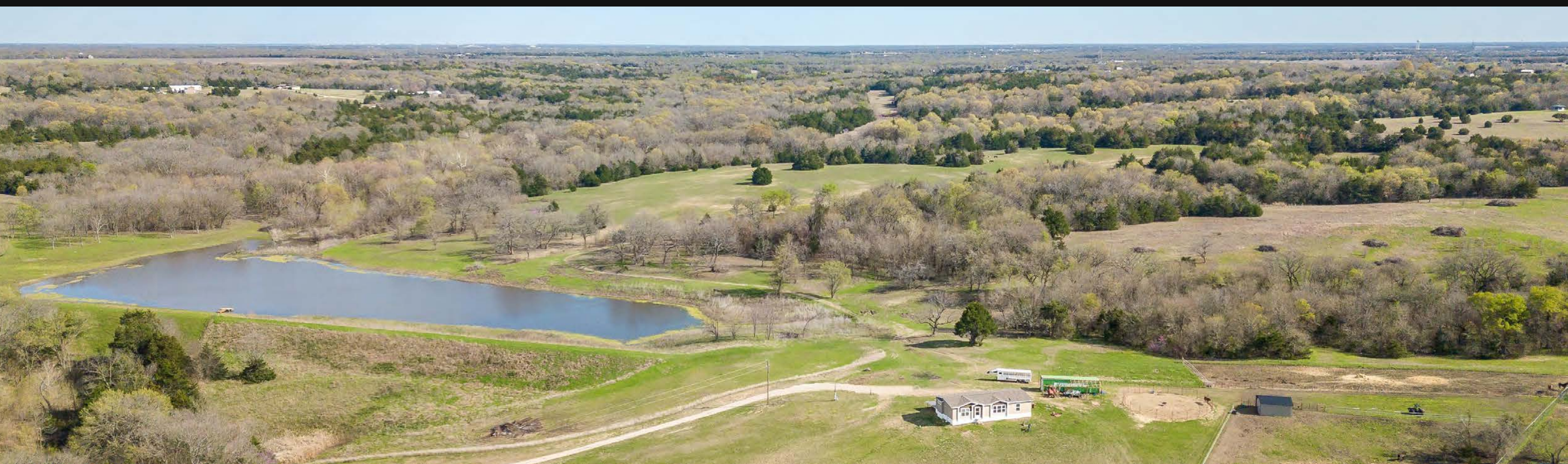


TEXAS RANCH SALES, LLC
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Property Details

- Frontage on CR 660
- 6± acre conservation lake
- 3BR/2BA modular home
- Loafing shed, lean-to barns, horse pastures & trails
- Low fenced with cross fencing
- Rolling topography with hilltop views
- Mature hardwoods & pecan trees
- About an hour outside of Dallas



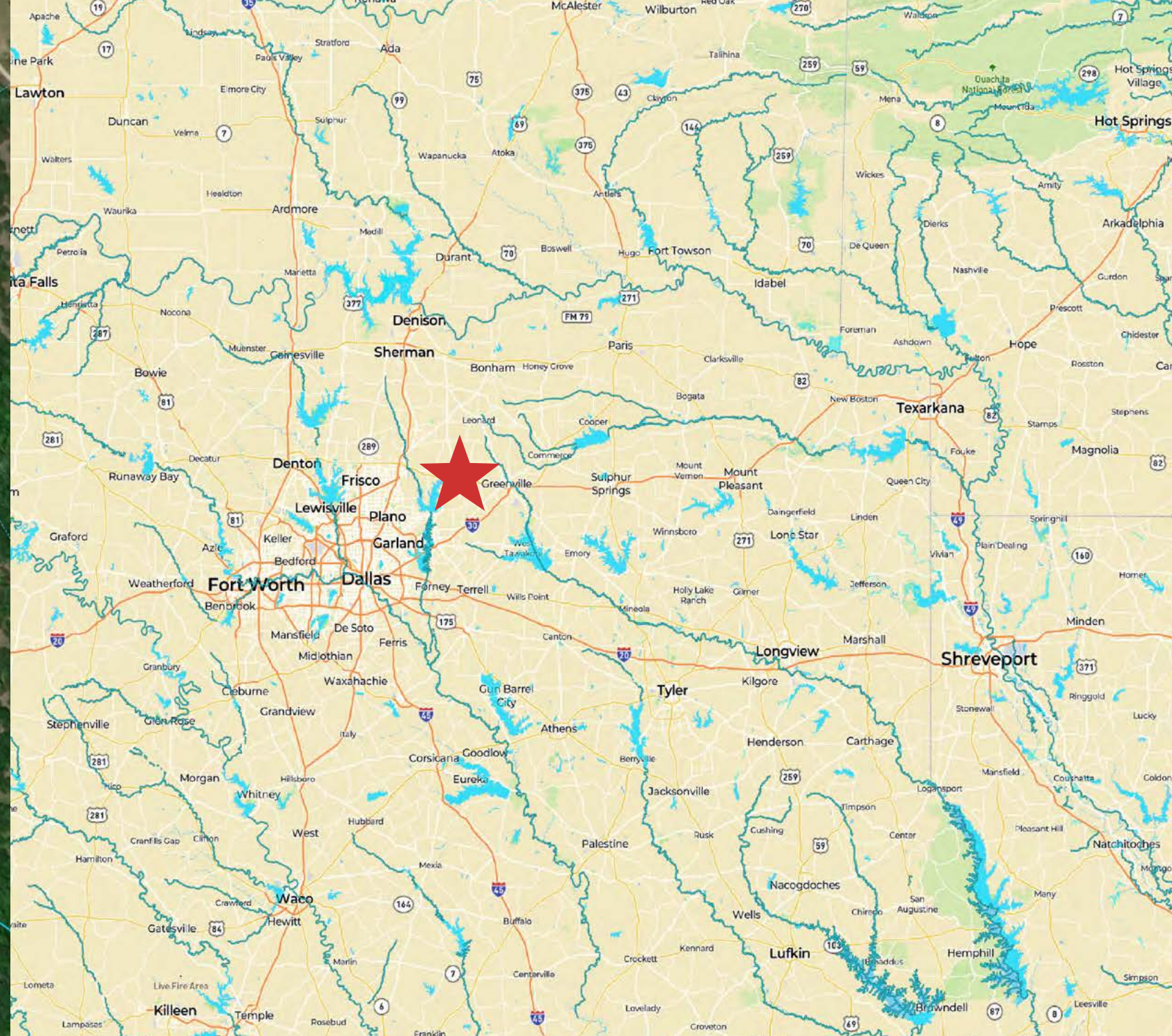
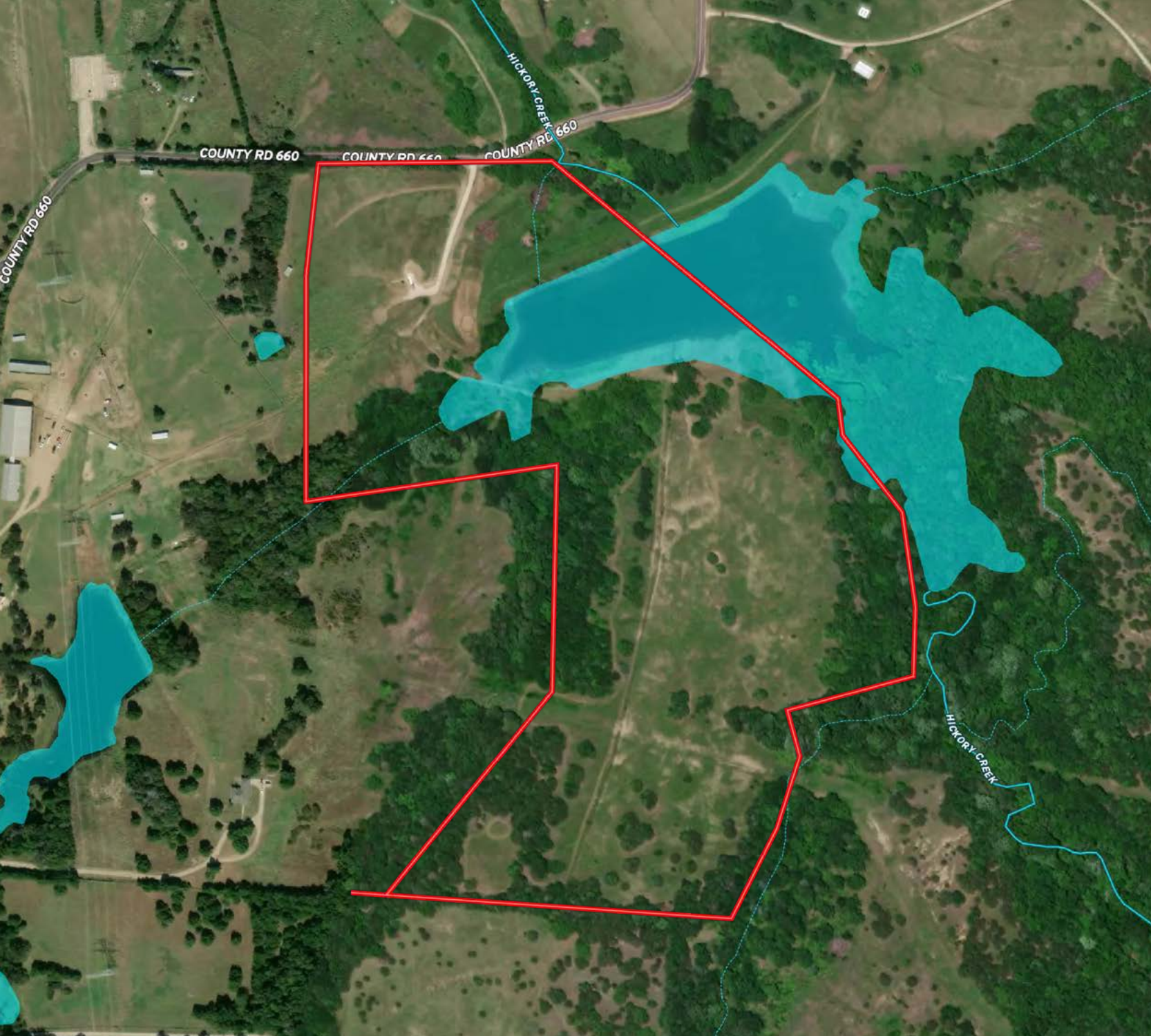


Property Description

The 59± acre South Paw Ranch is located in Farmersville, Texas, on paved County Road 660. The property is just 20± miles from McKinney and about an hour from the Dallas-Fort Worth Metroplex.

Just inside the gated entry is a 1,456± square-foot three-bedroom, two-bathroom manufactured home overlooking a 6± acre conservation lake on the property. The home features an open floor plan, a combined kitchen island and bar, large pantry, oversized laundry room, split master bedroom with a spacious walk-in shower, garden tub, and a his-and-her vanity design. This could be the perfect opportunity for a grand re-model or be left to enjoy as-is. In addition to the home there is a loafing shed and several lean-to barns.

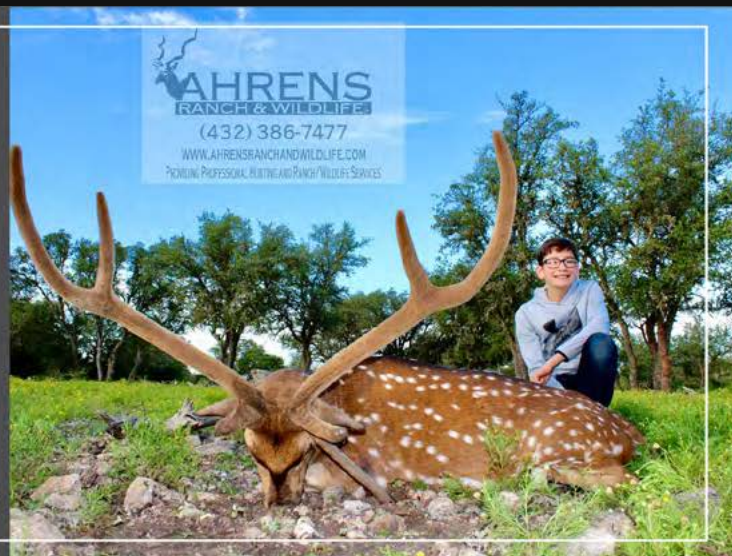
The acreage has been low fenced with cross fencing to accommodate for cattle and horses. There are several pasture tracts and horse trails that navigate throughout. The rolling landscape offers hilltop views with mature hardwoods and pecan trees providing privacy to the ranch.



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