



MINEOLA W RANCH

151+/- AC | WOOD COUNTY, TX

Exclusively Lited By:

David Burgher | 214.213.8715 | dburgher@briggsfreeman.com

Harlan Ray | 214.908.7770 | hray@briggsfreeman.com

Burgher- Ray Ranch Group

Briggs Freeman Sotheby's International Realty

3131 Turtle Creek Blvd, Suite 400

Dallas, TX 75219

Property Description: This incredible ranch is located just minutes from Mineola, TX featuring a custom built home, excellent facilities and multiple pastures for cattle, and a beautiful 7+/- AC lake ideal for duck hunting and fishing.

Location: The property is located just 7 miles northeast of Mineola, 45 minutes from Tyler, and 90 minutes from Dallas, TX. The physical address of the property is 902 County Road 2590, Mineola, TX.

Land: Majority of the land is open and ideal for agricultural uses such as hay production and cattle. Though the property is primarily open, there are several large hardwoods on the east side of the property around the lake and homes.

Water: The main water feature on the property is a nice large 7 +/- AC lake that the house overlooks. The improvements on the property are serviced by a community water line (Faulk Water Supply Company) that runs down County Road 2590.

Terrain/Topography: Elevation changes range from 420 +/- feet above sea level where the main house sits to 390 +/- feet above sea level in the pastures. Soil types on the property are primarily composed of a sandy loam ideal for horses and livestock.

Improvements: This property features a very well constructed main house (5000 +/- SF) featuring 5 bedrooms, 4 full baths, and plenty of space for entertaining. In addition to the main house, there is a smaller guesthouse as well that has been used as a recording studio, but could also be converted into a residence. The property also has a barn for equipment storage, and some working pens for cattle. The ranch has perimeter fencing and cross fencing.

Minerals: Contact listing broker for more information.

This ranch is being offered For Sale and is Exclusively Listed by Harlan Ray & David Burgher of Briggs Freeman Sotheby's International Realty.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at sole discretion of the Listing Broker. Prospects may be required to provide proof of funds prior to scheduling a showing.

