



Cedar Hill Farm

Dallas County, TX | 124 +/- AC



BURGER·RAY
RANCH GROUP



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Property Description

The Cedar Hill Farm is a combination residential estate and farm with magnificent 20 mile views overlooking Joe Pool Lake and atop the highest point in the county. Situated on +/- 124 acres of pasture and thick woods with deep ravines with up to 150 foot elevation changes and spring fed creeks. The woods have good accessibility due to the numerous well-kept trails throughout. It is only 15 minutes southwest of Downtown Dallas and has been used as both a second home and a primary home.

Coming through the beautiful entry gate, past the nice fishing pond and down a long concrete drive to the middle of the property, is the custom built one story 2,777 sf home with stone exterior and metal roof. The home was extremely well designed and boasts of long views of Joe Pool Lake and ATT & Globe Life Stadiums in the distance. This is one of the most unique views in the county, and must be seen to be truly appreciated.

Improvements

- **Residential Improvements:** Drive into the beautiful property through the gated entrance at 1665 West Belt Line Road, down the winding concrete drive, past the pond and through the woods to welcoming 2,777 sf custom house on top of a hill. With 15 mile views to the northwest, overlooking Joe Pool Lake and all the way to ATT and Globe Life Stadiums in the distance. The 3 bedroom, 2 ½ bath home is stone with a raised seam metal roof and was originally built in 2004.

Entering the great room with large windows, tall ceilings with wood beams and open floor plan, the home feels expansive. The gourmet kitchen with high-end appliances, large center island and granite countertops is made for entertaining and overlooks the large great room and stone fireplace with built in bookshelves. The covered porch on the back provides a great spot to enjoy the back yard and majestic views of Joe Pool Lake, the woods, and beyond.

The primary bedroom suite has a large bathroom and walk-in closet overlooking the back yard. A study with WBF and the two guest bedrooms are on the opposite end of the house, connected by a jack and jill bathroom. Most of the floors throughout the house are hardwood.

- **Adjacent Garage/Apartment:** Located a few steps away is the 3,000 +/- SF two story, four car garage with climate controlled workshop and second floor apartment, with exterior stone and metal roof that matches the house.
- **Equipment Barn:** The equipment barn is located towards the front of the property off one of the pastures and working pens. It is approximately 2,400 sf and constructed with board and batten siding, metal roof and concrete floors. It has large sliding pass thru barn doors, concrete floors, and a half bathroom.

- **Land:** The property totals approximately 124 acres and is a mixture of gently sloping, open pasture with native grasses and scattered trees in the southeastern and southwestern quadrants. The balance of the property is heavily treed with a ravine running north to south through the middle of the tract with steep slopes and elevation changes of up to 150 feet, from a low of 700 feet in the low portion of the ravine to a high point of 850 feet. As mentioned, there are spectacular views west of Joe Pool Lake and beyond from the house and other locations on the ridgeline.

None of the property is located in a floodplain; however, it is reported that a natural spring flows water most of the year to a portion of the ravine. There is a nice 1+ acre pond with aerator located in the southern portion of the property, near the entrance.

All utilities are available and easily accessible to the property. The majority of the property has an agricultural exemption; the barns and house do not.

Location

Located at the Northwest corner of West Belt Line Road (approximately 1,528 linear feet) and Mansfield Road (approximately 1,300 linear feet), the primary entry is via a beautiful gated entrance which leads to the main house. The address to the main entrance is 1665 West Belt Line Road. There is a secondary entrance on West Belt Line (with an address of 1740 West Belt Line Road) as well as an entry via a private drive off Mansfield Road.

Mansfield Road is a four-lane, concrete paved east/west thoroughfare which runs through the town of Cedar Hill and crosses a bridge over Joe Pool Lake. Belt Line Road is a two lane asphalt paved street.

Superbly located, the property is only 15 minutes from downtown Dallas, with easy access to Love Field Airport and DFW Airport. It is just west of the town of Cedar Hill and overlooks Joe Pool Lake, only a mile from the western boundary. The lake and nearby parks provide endless recreational opportunities.

Terrain/Topography

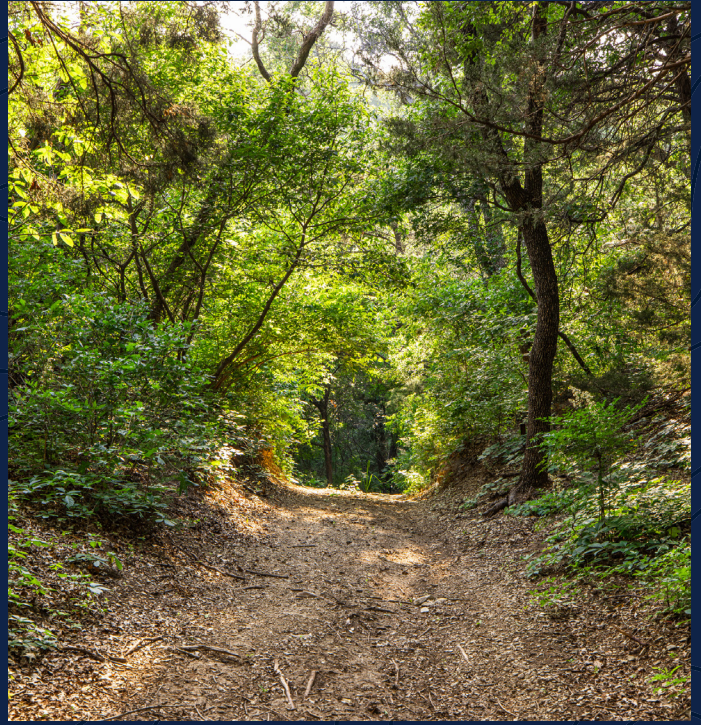
The terrain on this property is wonderfully unique. With the highest point of the property being in the southeastern corner of the property approximately 850 +/- feet above sea level, to the lowest point of the property being the draws below the house approaching the lake at 580 +/- feet above sea level.

Current Zoning

The property is zoned SF-E, Single Family Estate with a minimum lot size of one acre. Due to the extreme terrain changes, it would be challenging to develop the property into a traditional subdivision.

The surrounding land on the north side of Mansfield Road is also zoned low density single family residential and is largely undeveloped to the west and north with a small low density residential development to the north.









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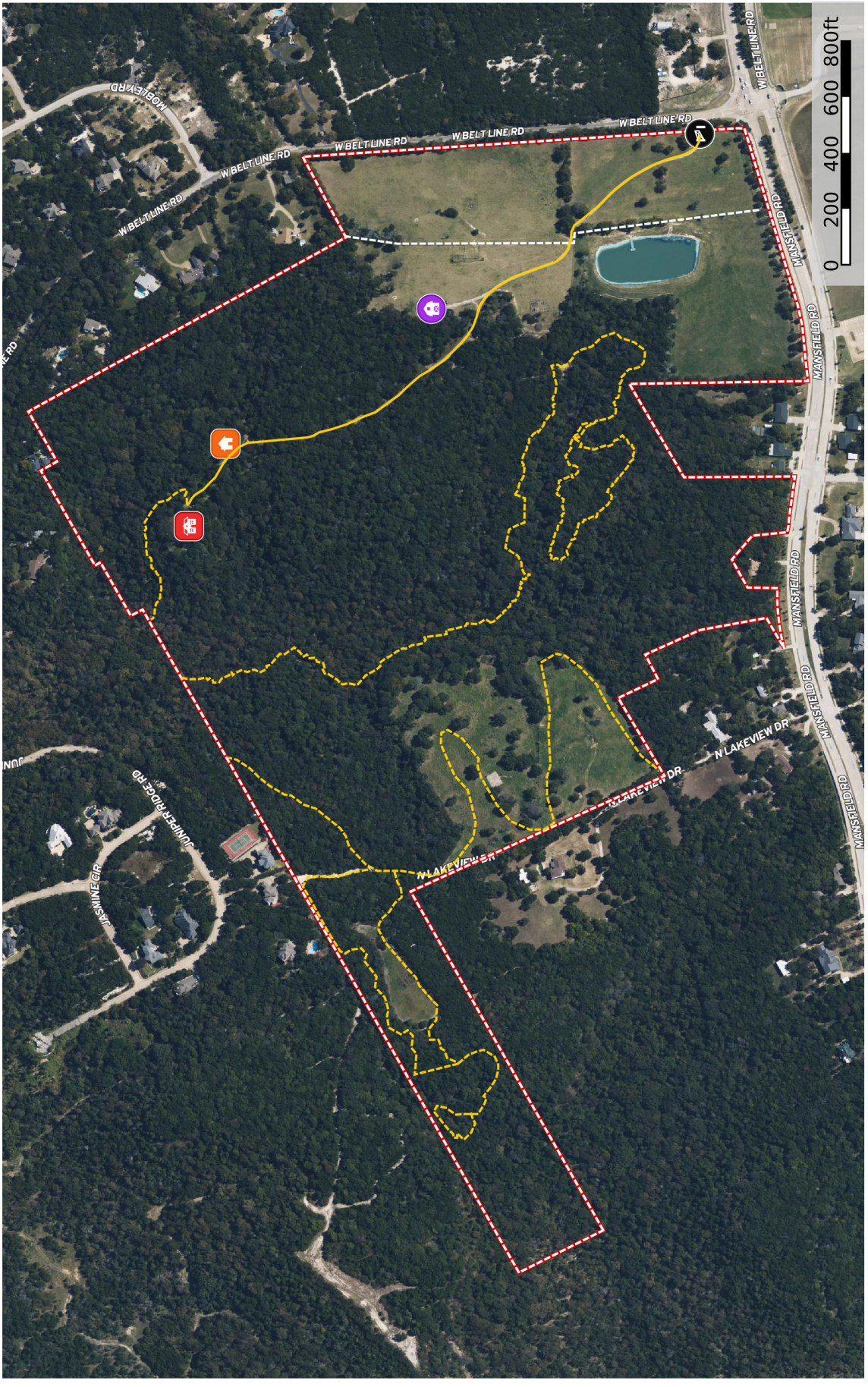
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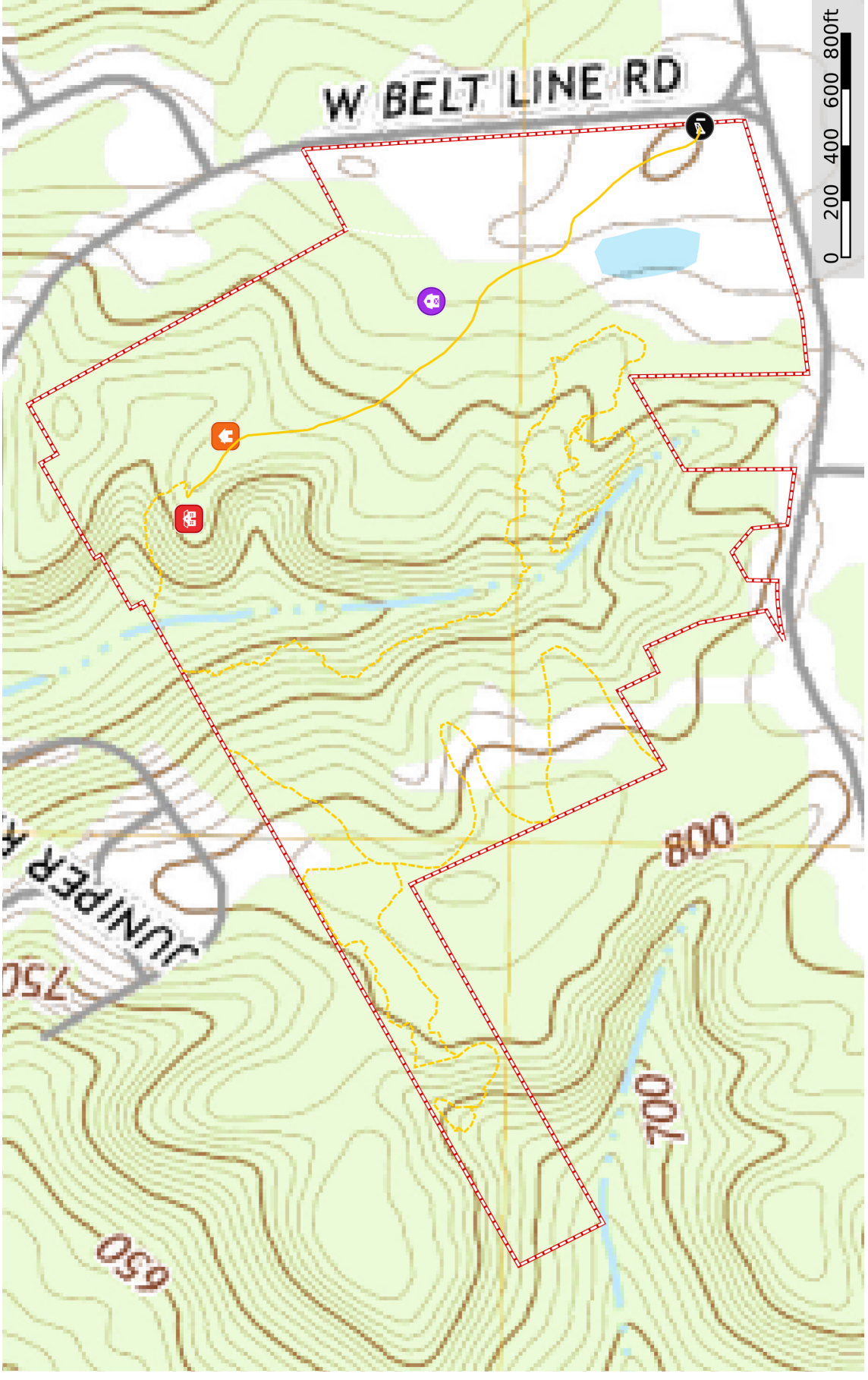


Aerial Map



- Barn
- House
- Main House
- Gate
- Fence
- Road/Trail
- Primary Road
- Pond/Tank
- Boundary

Topographic Map



- Barn
- Main House
- Gate
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