



For Sale on Market

\$969,900

Call 214-457-3337 Today!

1353 SPRING CREEK RD, COLLINSVILLE, TX 76233 5 BEDS, 4 FULL & 1 HALF BATH(S)

Amazing Multi Home, Horse and Livestock Ranch Available NOW for Sale in Collinsville, Tx! The MAIN HOME is a 2,477 Square Foot Custom Log Home with New Metal Roof, 3 Bedroom, 2.5 Bath with Master Bedroom Down. The GUEST Home is a 1,698 Square Foot Custom Log Home with New Metal Roof, 2 Bedroom, 2 Full Bath Single Story Home. Land Features 65 % Pasture 35 % Wooded with Mature Pecan, Oak and Cedar Trees + Wet Weather Creek Creates a Western Border of the Property. This Tranquil Property Comes Fully Equipped with Horse Friendly Sandy Loam and Amazing Facilities Set and Ready for You to Saddle Up and Enjoy Riding on Your Ranch! Includes a Rustic FIVE Stall Horse Barn with Electric & Water + Large Tack Room, Lighted 250'x80' Roping Arena with Two Additional Small Stables, Catch Pen, Connecting Pens, Loafing Sheds and MUCH MORE! Adding to the Efficiency, the Entire Property is Cross Fenced with a Large Enclosed Pasture Connected to Main Barn and Mare Shed in Secondary Pasture Along West Side of Property. WATER WELL ON PROPERTY. Other Features Include Outbuildings, Chicken Coup, Sheds, TWO RV Hookups, All New Arena Lights & Quarter Mile Private Gravel Road with GATED ENTRANCE. Main Home and Guest Home are on Separate Electric Meters and Separate Water Meters, Making it Ideal for Rental Possibilities and Keeping Utilities Separated. Property Ideal for Rental with Horse Facility, Recently Netting Almost 6k Per Month for Both Properties. So Much Opportunity Here! Secondary Smaller Guest Home is Currently Occupied and

GENERAL DESCRIPTION

- Subdivision:** Collinsville Ranch
- Property Type:** Residential - Single Family
- Bedrooms:** 5
- Baths:** 4 Full & 1 Half
- Stories:** 2
- Style:** Craftsman, Early American, Ranch
- Year Built:** 2005
- Building Sqft:** 4,175 /
- Lotsize:** 592,416 / PUBREC
- MLS# / Area:** NTREIS-21155237



Get in touch
Stephen Reddy

214-457-3337

1353 Spring Creek Rd, Collinsville, TX 76233 **Amazing Brokerage, LLC**

Visit <https://www.har.com/NTREIS-21155237> for more information 469-847-3753