THE REHOBOTH RANCH

LOCATION: *2238 Hunt County Road 1081 Greenville, TX 75401. Although the REHOBOTH is secluded and quiet, it is easily accessed by US Highway 69 north of Greenville, and is located on a dead-end county road, a short distance off FM Highway 2194.*

# PROPETY HIGHLIGHTS:

* **Home and improvements are situated on 285 (+) or (-) acres.**
* **The ranch house** has 4,007 sq. ft., and has 4 bedrooms, and 3 full baths. The home has metal roof that was installed in 2014, and 1,000 sq. ft. of porches for relaxation and entertainment on three sides. Here in this open concept floorplan, you will find a country casual style living area/dinning/kitchen area with 1,500 sq. ft. In the summer of 2017, the kitchen countertop was replaced, new tile in all three full baths, replaced carpet in two bedrooms, new flooring in all three bathrooms, and new paint. In addition, there were other improvements completed in the summer of 2017. The exterior of the home is real cedar siding with solid stain, and the windows are doubled pained.

In the main living area, you will find numerous windows with views to behold, and a wood burning stove. The kitchen has a commercial six burner gas stove with a vent hood, and huge walk-in pantry. Connecting to the kitchen there is a study/den with wood burning stove, access to the large covered front porch of the home, and right off this area is Bedroom 1. Off the main hall, there is a large utility room with plenty of cabinets, room for a freezer, and a small hobby room. The master suite is very large with a sitting area, new carpet, wood burning stove, oversized walk-in closet, a private covered patio area, and the master bath has recently been updated with its walk-in shower. Bedrooms 2 and 3 have walk-in closets. Bath 1 has duel sinks with a shower bath combination, and Bath 2 has duel sinks with a recently updated walk-in shower.

* **The property is rolling with significant elevation changes, scenic with scattered large mature hardwoods of Pecans, Oaks, and Elms dotting the hill sides.** In addition, the property has approximately ½ mile of Sabine River frontage allowing about 30% of the property to lay within a floodplain. The property has a tremendous amount of fenced/cross fenced pastures with 6 stock ponds. Adding the uniqueness and beauty of the ranch, there are 2 lakes stocked with largemouth bass, and there is a gravity feed water piping system from the lake adjacent to the house to bring lake water to all the grazing paddocks. Many stunning views in all directions!
* **No herbicide, pesticides or synthetic chemicals have been used on the land in over 20 years.** The property has been operating as a multi-species grazing operation (100% grass-fed beef and lamb, pasture raised poultry and pork and eggs from free ranging hens). Beef cattle continue to be produced almost exclusively on the property.
* **Intensive rotational grazing is practiced for all species.** Relatively large quantities of animals are concentrated on relatively small *(compared to conventional grazing standards)* grazing paddocks and moved frequently to fresh forage. This grazing management technique improves soil health and permits higher stock density on the property. The government expectation to maintain agricultural use in Hunt County is 3 acres per cow. This ranch carries 100 to 150 head of cattle on 200 grazeable acres of pasture. Moving the cattle frequently is accomplished by using electric fence to create a relatively large number of small grazing paddocks.
* **Cattle working pens** are located behind the barns and barn shop area with a palpation cage, crowing alleys, and a sweep 60 ft. diameter round pen.
* **Grade A Raw Goat Milk Dairy** is automated with a milking machine *(not included in sale)*, and related equipment, goat milking stanchion system, electric hot water heater, 2 compartment deep sink, air conditioner and utensils drying rack.
* **Poultry processing facility** has 2 walk-in freezers in a separate room adjacent to the poultry processing room, which both are operational.
* **Summer Kitchen and Farm Store** that was used in the past for a farm store, but has unique sales counter, shelves, and wood burning stove.
* **2 Pole Barns.** The 30x40 barn is currently used for goats, and the 40x60 barn is a multi-purpose barn ½ being concrete flooring. Both barns have sliding doors on both ends for drive in convenience.
* **Barn shop** is a pole barn with a full concrete floor, 2 walks through doors, and large sliding door. Metal shelving units and work table stay with shop.
* ***ALL INFORMATION PRESENTED IS DEEMED RELIABLE, BUT NOT GUARANTEED.***

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* ***24 hour showing notice is requested with listing agent present on first showing.***