

”EAST TEXAS FINEST ”

112 LONGHORN LANE, WINNSBORO, TEXAS

Located just 100 miles east of downtown Dallas, Texas, this executive ranch property offers all amenities for a rich and satisfying outdoor experience. The land offers significant timber groves, seven fresh water springs, constant pond levels, abundant deer, and 10 miles of riding trails. The 296- acre property is 85% enclosed by metal pipe and cattle pin wire fencing combined with other types of fencing and currently in process of completing 100%. This luxury ranch estate property is one of the largest ranches of its kind at 5.75 +/- acres situated at the water's edge on one of Texas' top ten lakes, Lake Cypress Springs.

The Ranch Hacienda resides on a pivotal point located at the property's water edge capturing a 180-degree view of the lake. This breathtaking vista hosts the East Texas light from morning to dark. The large hacienda-type windows cover the rear wall of the house, which provides a panoramic view of landscaped grounds, water, indigenous rock formations, and an expansive veranda. The property is ideally suited as a family's compound, weekend residential haven, and/or an equestrian/agricultural environment. The property is equally suited for use as a limited vintage winery. Over the last two decades, East Texas has become a destination for Californian vintners who are seeking fertile property and viable land use options.

Price: Please Contact Owner

Please only serious inquires

Presented and Offered by the Property Owners

INFORMATION ABOUT THE HOME

Hacienda Total Square Footage:

Master Suite: 812 SF

House interior: 5,701 +/- SF

Master 2 Bedroom: 318 SF

Under Roof: 8,317 +/- SF

Master 3 Bedroom: 391 SF

Exterior: Stucco

Patio Covered Areas: 1944 SF

Interior: Drywall

Car Port: 2 Car 639 SF

Roof: Spanish Barrel Metal

Fireplaces: 3

Floors: Tile, Brick, Wood

Heat: Gas

Number of Bathrooms: 4

Number of Bedrooms: 4

Great Room: 568 SF

Combined 2 Family Rooms: 534 SF

Kitchen: 300 SF

Kitchen Sitting Area: 658 SF

Breakfast Area: 207 SF

Dining Area: 288 SF

POINTS OF INTEREST

1. Largest amount of land available on Lake Cypress Springs

- 290 +/- acres, and 6 +/- acres on the lake with no county roads separating lake from acres
- Heavy timber/hay pastures
- Already in Ag exemption
- Over 120' elevation change on property

2. Residence

- Mediterranean influenced -5701 +/- SF, completely remodeled
- 4 bedrooms, 4 full baths: 3 of the bedrooms are master suites with walk-in closets/ baths, the main master suite has 812 +/- SF
- Kitchen- Gourmet commercial overlooking lake, fireplace at counter height, concrete countertops, 7 seat space bar top off kitchen, large custom concrete double sink, 60" glass door Northland refrigerator, 5' commercial gas 6 burner, broiler, griddle w/2 giant double ovens, 5' commercial vent a hood, 1- "Advantium" speed cook oven, 1-warming drawer, 2-dishwashers, 2-pantries
- Wine /Coffee /Beverage bar w/ built in wine cooler and beverage cooler, built in 75 bottle wine rack glass door, concrete countertops with 4 seat space off bar over looking great room
- Layout of the House: Four living areas, 1 game room, 1 dining, 1 office, laundry room with 2nd fridge and mop sink
- 26' ceilings, hand scraped wood beams throughout home
- Italian made floor tile in most areas, brick, wood flooring in others
- 2-car covered parking
- All gas: water, heat, stove, fire starters, barbeque
- 3-wood burning fireplaces in the great room, kitchen, and master suite
- 180 degree views of lake, 95% glass on lake side of home
- 2000 SF covered patio, stamped stained concrete
- A below concrete, 61 Jet, / 8 seat New Jacuzzi added 2013
- Outdoor kitchen 4' gas
- Commercial grade icemaker
- Large sit around fire pit
- Over sized property generator, "diesel"
- Lifetime roof

3. Water

- Fresh springs, approximately 7-springs flowing
- 3 ponds: 1 run off, 2 spring fed
- Piped water accessible from front to rear of property.
- 2 water wells: 1-500' deep capable of 50 gallon per minute, and 1-80' deep
- Creeks/waterfall flowing all year long even in drought
- 10 acres fully irrigated: state of the art golf course style Hunter Irrigation system, with remote, oversized pipe throughout irrigation system, water source, "lake water"
- Lake Cypress Springs for Recreational, **voted** one of the top ten lakes in Texas
- House water: Cypress Springs Water Coop (very good)
- Water Sprinkler in riding arena ceiling.
- Fresh Water set ups at all 4 horse turnouts, lake dock, front entrance, entrance irrigation.

POINTS OF INTEREST

4. Fencing/Gates

- Pipe perimeter: 2.5 miles pipe structure and cattle no climb fencing, many gates
- Tee post perimeter: cedar supports, tee post, no climb, barb wire tops
- Inner Horse fencing: Oak Wood- 1 1/4" thick x 6"
- Pipe fence at Arena
- Cattle Guard located at inner gate near pastures
- Entrance #1: concrete walls w/large pipe decorative structure (pipe gate w/ 2 electric motors)
- Entrance #2: concrete walls w/large pipe decorative structure (pipe gate w/1 electric motor)

5. Driveways/ Trails

- Entrance #1: 1 mile long, flex base hard surface
- Entrance #2: 1/4 mile long, concrete
- Concrete: driveway at house, arena parking, motor home parking
- 10 miles of horse, four wheeler trails throughout property
- Perimeter property cleared at fence line 75%

6. Structures

- Metal shop: 5000 sq. ft., insulated, 1000 sq. ft. manager apartment w/2 full baths, 3-large overhead doors 1-opener
- Metal barn: 2500 sq. ft., wood shed, boat, jet ski, garden storage.
- 100 year old wood barns: 1-in great shape, 1-in need of repair but beautiful
- Riding Arena: 210' x 110', 360 degrees of great views, ceiling lights, plugs throughout
- Well pump house
- 2 horse lean to: 1-metal, 1-wood all with electric service
- Buildings: original homestead and carriage house to property, remodel drawings to restore home available with sale
- Large sit around fire pit with all weather chairs
- Over sized property generator, "diesel"

7. Landscape

- Residence: 10 acres beautifully mixed use landscaped, 3 tiers, many large boulders, many rock stairways, irrigated 10 acres, 4' thick flag stone pathways and french drains around home
- 2 Entrances
- 25 acres hay pastures
- 15 acres horse turn outs
- 20 acres north property pastures
- Remaining property heavily timbered
- All different terrain throughout property

8. Lake/Shoreline/Ponds

- Lake shore line (840 LF +or-, natural, grass to sand.)
- Lake Dock (wood 400 sq ft +or-, 4 space Jet Ski easy dock system.)
- Lake depth at dock, good!
- Pond south (3 +or- acres, 25' long pier, pond depth 30 + feet at deepest point, many fish, very clear water natural spring fed.)
- Pond north (2 +or- acres, 20' in deepest water, natural spring fed, very clear water, great duck pond, waterfall.)
- Pond pasture (1/2 acre when completely full, rain runoff water source)

POINTS OF INTEREST

9. Wildlife

- Deer: whitetail, large bucks, many deer, has not been hunted for 10 years
- Hogs: removed from property 6 years ago, few signs left
- Birds: many species- eagles, hawks, pelicans, ducks (north pond seasonal) too many to list, and rare ones!!!!

10. Other

- A complete set of working drawings and soil samples: for a beautiful 7161+/- sq. ft. 6 stall horse stable with an attached 3300 +/- sq. ft. 3-bedroom, 3-bath guest house with views of lake and pastures
- Discover the undiscovered, believed to be a meteor site deep in property
- Residence always has great breeze off lake
- Lakeside of home is 95% glass, it has 6 openings to let breeze, through entire home
- Over sized property generator
- 1000 gallon buried propane tank
- Residence sleeps 16 people with ease
- 10 pallets of seasoned fire wood

11. Equipment (if interested) all in "good working condition" a must need, on a Ranch!

- Bull Dozer: 2001 model D5M high track 6-way blade w/rippers, a/c, 31k lb.
- Back hoe: 2005 760 Terex, extended hoe, 4x4, a/c
- Excavator: EL 200 large track, extended hoe, a/c, 45k lb.
- Dump truck: 2000 freight liner, cat motor, 16 yard, a/c, road legal
- Bobcat skid steer: 2005 T250 track with a/c
- Attachments for bobcat: large grapple, stump grinder, buckets, concrete hammer, back hoe, auger w/2 bits
- Tractor: new Holland TN60, 4x4, a/c, with front loader, brush hog 8', shredder 15' batwing, hay forks, tiller, box blade, seeder, chain drag
- Forklift: lull, 8k lb., 48' reach, 4x4
- Haul truck: 2001 Sterling, cat motor, a/c, trailer 52' long, hydraulic tail, large lb. winch" road legal, 77k lb.
- Mower: zero turn, 72' front mower grass hopper, home mower, diesel powered, with top
- Large selection of shop tools!!

12. All Furniture available



Cooper Land Surveying, Inc.
 300 Concho St.
 P. O. Box 367
 Sulphur Springs, Texas 75483
 (800) 439-1216
 Fax • 903-439-9205

5.709 ACRES
J.D. BLACKBURN SURVEY
A-74
FRANKLIN COUNTY, TEXAS

NOTE:
 No FLOOD STUDY exist for
 this area from FEMA.

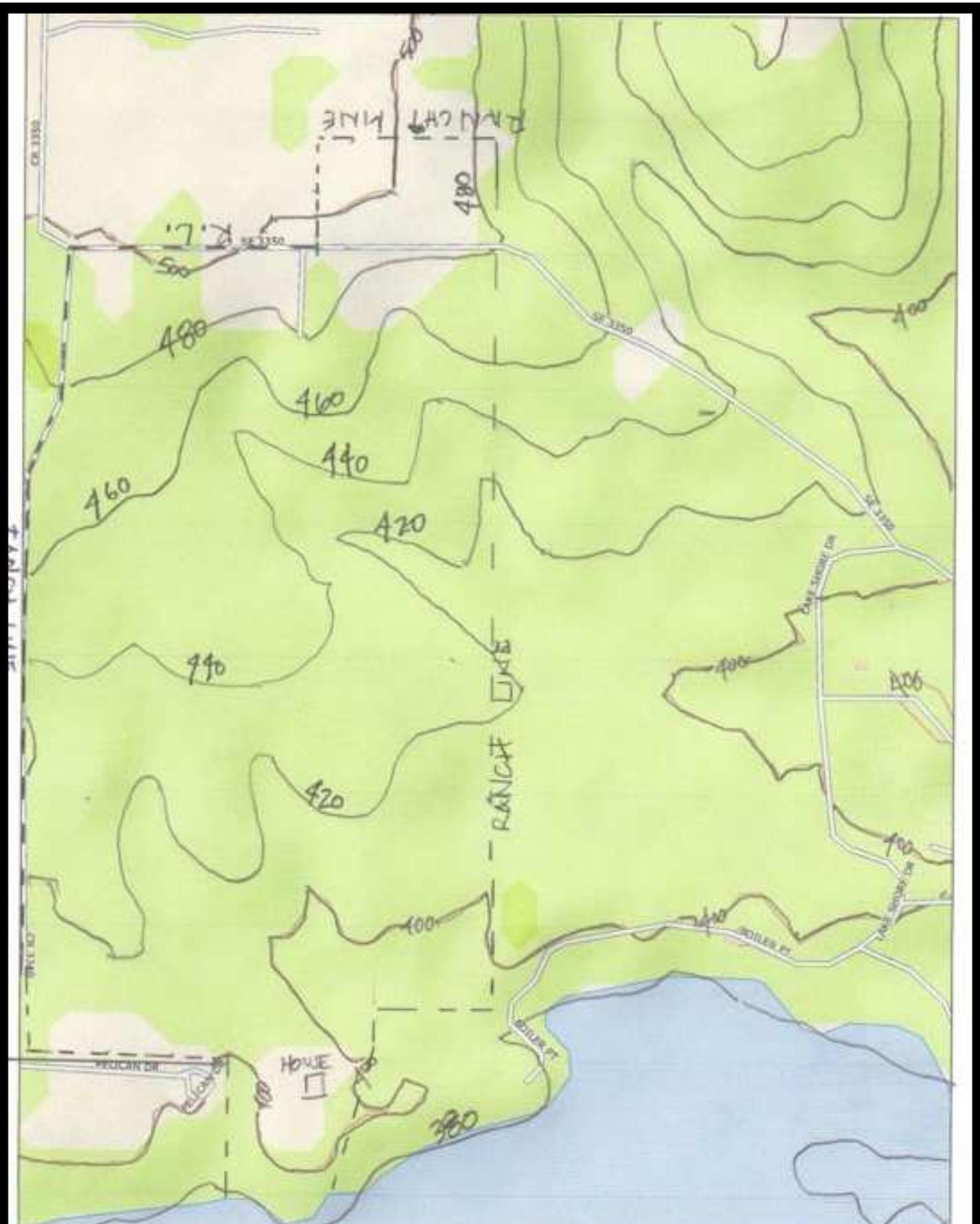
- LEGEND
- 1/2" capor marked with "Cooper" 200
 - Found 3/4" iron pipe
 - Found 1/2" pipe
 - Chain in oak
 - Control monument
 - Pole of boundary
 - Fence
 - Powerline



I, Jonathan E. Cooper, Registered Professional Land Surveyor in the State of Texas certify that this plat represents a survey on the ground under my supervision and there are no visible discrepancies, shortages in area, boundary line conflicts, overlapping of improvements, easements or rights of way except as shown hereon. (field notes attached)

DATED: August 29, 2001
 SIGNED: Jonathan E. Cooper, R.P.L.S., No. 5169

2001 214
 1/8" NOSPEC ON
 3/4" BOUNDARY LINE
 1" THE DAKS
 1 1/4" PLAT RECORDS



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SURVEY PLAT FOR 259.008 ACRES
 IN THE A. J. BLAIR SURVEY, ABST. NO. 39,
 THE J. B. CRAIN SURVEY, ABST. NO. 117,
 AND THE J. D. DAFFERN SURVEY, ABST. NO. 150,
 IN FRANKLIN COUNTY, TEXAS

A. J. GLASCOW
 SUR. A-207



NOTE:
 Bearings based on the West line
 of a TRACT ONE, 60.353 acres described
 in Vol. 242, Page 464, Deed Records
 of Franklin County, Texas

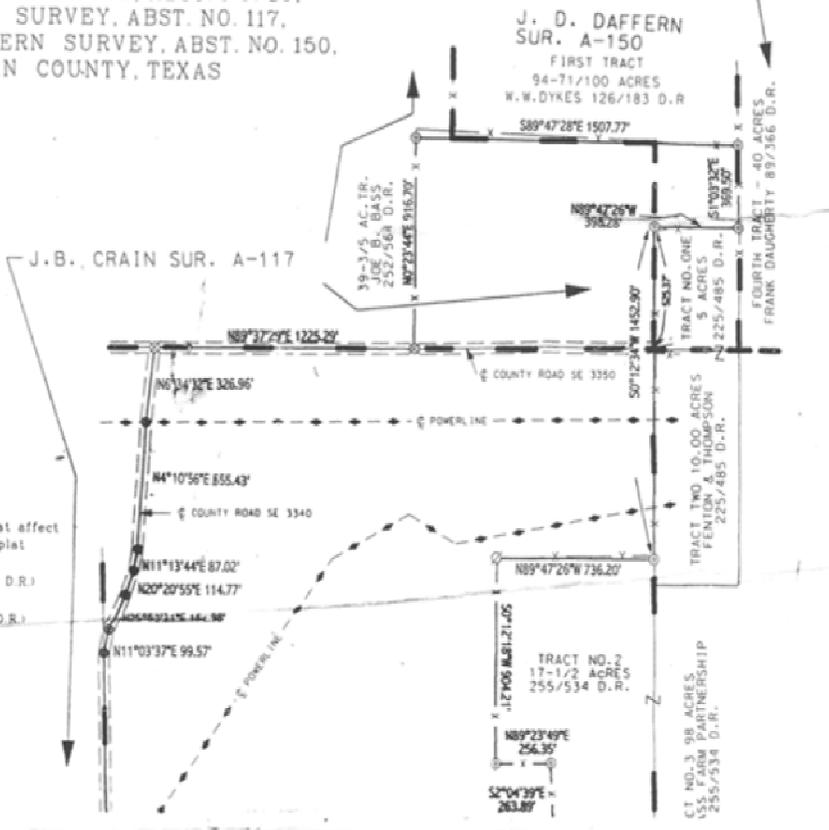
EASEMENTS

The only visible easements that affect
 this tract are shown on this plat

1. Powerline
 Wood Co. Elec. Coop 146/425 D.R.
2. Powerline
 Wood Co. Elec. Coop 176/711 D.R.

LEGEND

- Set 1/2" iron rod
- Set nail
- Found 1/2" iron pipe
- Found 3/4" iron pipe
- Found 1/2" iron rod

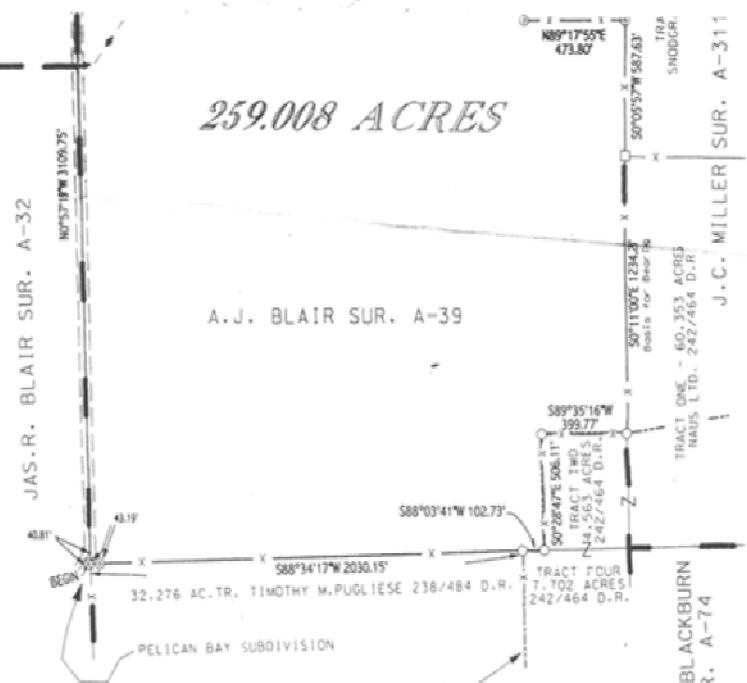


Angle values
 Fence

NOTE

All 1/2" iron rods set with
 surveyor's cap marked "SWANNER"

259.008 ACRES



CERTIFICATION

I, LYNN SWANNER, Registered Professional Land Surveyor,
 do hereby certify that this plat represents a survey
 made on the ground under my supervision. See "FIELD
 NOTES FOR 259.008 ACRES" of same date attached for a
 written description.

DATED this 10th day of November, 2003

Signed *Lynn Swanner*
 Lynn Swanner, R.P.L.S. No. 3806



SURVEY PLAT FOR 259.008 ACRES
 IN THE A. J. BLAIR SURVEY, ABST. NO. 39,
 THE J. B. CRAIN SURVEY, ABST. NO. 117,
 AND THE J. D. DAFFERN SURVEY, ABST. NO. 15),
 IN FRANKLIN COUNTY, TEXAS

A. J. GLASLOW
 SUR. A-207

J. D. DAFFERN
 SUR. A-150



NOTE:
 Bearings based on the West line
 of a TRACT ONE 60.353 acres described
 in Vol. 242, Page 464, Deed Records
 of Franklin County, Texas

EASEMENTS

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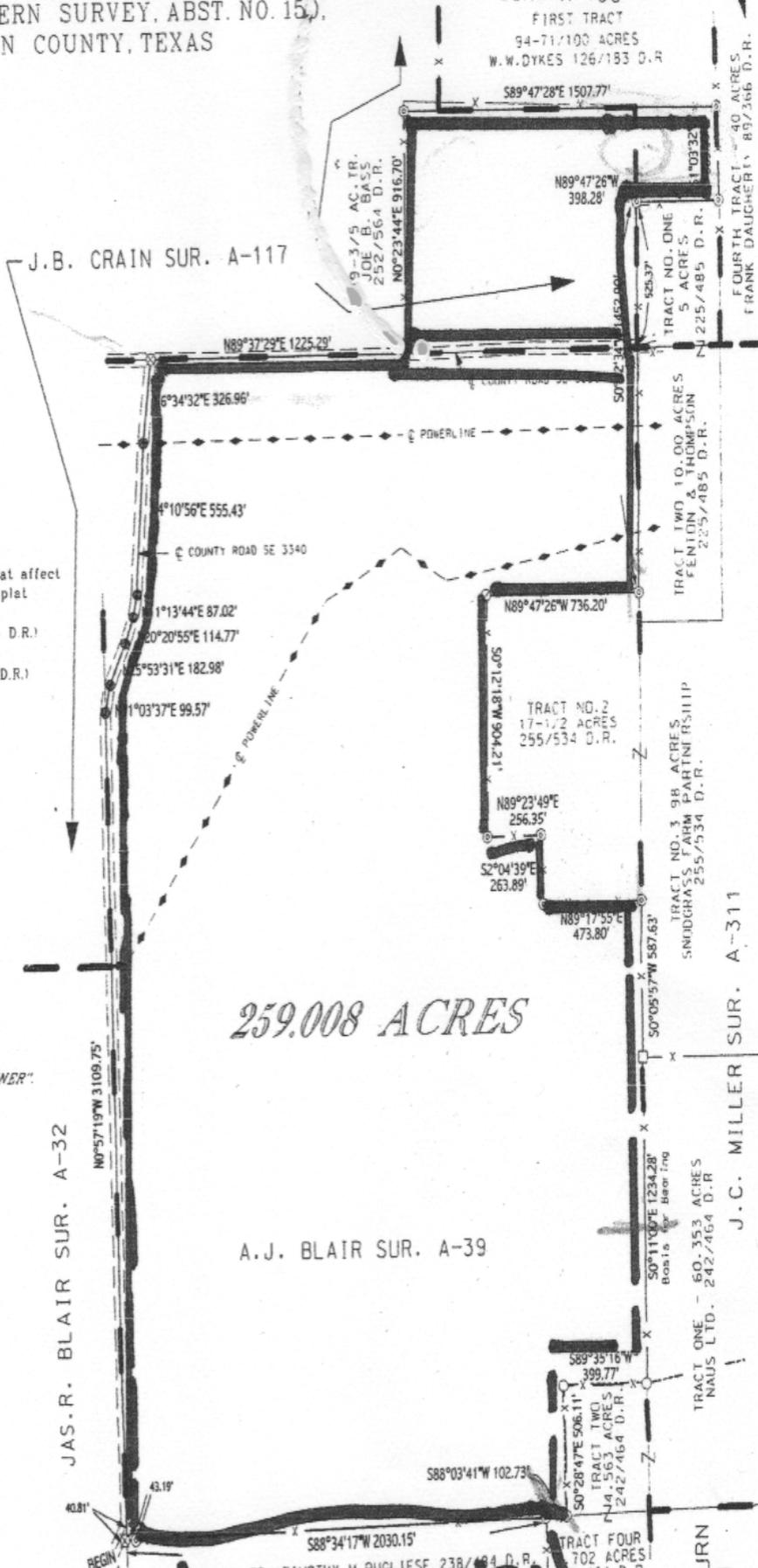
1. Powerline
 (Wood Co. Elec. Coop. 146/425 D.R.)
2. Powerline
 (Wood Co. Elec. Coop. 176/711 D.R.)

LEGEND:

- Set 1/2" iron rod ⊙
- Set nail ⊗
- Found 5/8" iron pipe ⊕
- Found 3/4" iron pipe ⊞
- Found 1/2" iron rod ⊙
- Angle corner ●
- Fence -x-x-x-

NOTE

All 1/2" iron rods set with
 surveyor's cap marked "SWANNER"



259.008 ACRES

A. J. BLAIR SUR. A-39

J.A.S.R. BLAIR SUR. A-32

J. D. DAFFERN SUR. A-150
 FIRST TRACT
 94-71/100 ACRES
 W.W.DYKES 126/183 D.R.

589°47'28"E 1507.77'

N89°47'26"W
 398.28'

TRACT NO. ONE
 5 ACRES
 225/485 D.R.

FOURTH TRACT - 40 ACRES
 FRANK DAUGHERTY 89/366 D.R.

J.B. CRAIN SUR. A-117

N89°37'29"E 1225.29'

6°34'32"E 326.96'

4°10'56"E 555.43'

1°13'44"E 87.02'

80°20'55"E 114.77'

5°53'31"E 182.98'

1°03'37"E 99.57'

N89°47'26"W 736.20'

TRACT NO. 2
 17-1/2 ACRES
 255/534 D.R.

N89°23'49"E
 256.35'

52°04'39"E
 263.89'

N89°17'55"E
 473.80'

TRACT NO. 3 98 ACRES
 SMODGRASS FARM PARTNERSHIP
 255/534 D.R.

TRACT NO. 4 98 ACRES
 SMODGRASS FARM PARTNERSHIP
 255/534 D.R.

TRACT NO. 5 98 ACRES
 SMODGRASS FARM PARTNERSHIP
 255/534 D.R.

TRACT NO. 6 98 ACRES
 SMODGRASS FARM PARTNERSHIP
 255/534 D.R.

TRACT NO. 7 98 ACRES
 SMODGRASS FARM PARTNERSHIP
 255/534 D.R.

TRACT NO. 8 98 ACRES
 SMODGRASS FARM PARTNERSHIP
 255/534 D.R.

TRACT NO. 9 98 ACRES
 SMODGRASS FARM PARTNERSHIP
 255/534 D.R.

TRACT NO. 10 98 ACRES
 SMODGRASS FARM PARTNERSHIP
 255/534 D.R.

TRACT NO. 11 98 ACRES
 SMODGRASS FARM PARTNERSHIP
 255/534 D.R.

J.C. MILLER SUR. A-311

N0°57'19"W 3109.75'

40.81'

43.19'

S88°03'41"W 102.73'

S88°34'17"W 2030.15'

S89°35'16"W
 399.77'

TRACT TWO
 506.11 ACRES
 242/464 D.R.

TRACT TWO
 506.11 ACRES
 242/464 D.R.

TRACT TWO
 506.11 ACRES
 242/464 D.R.

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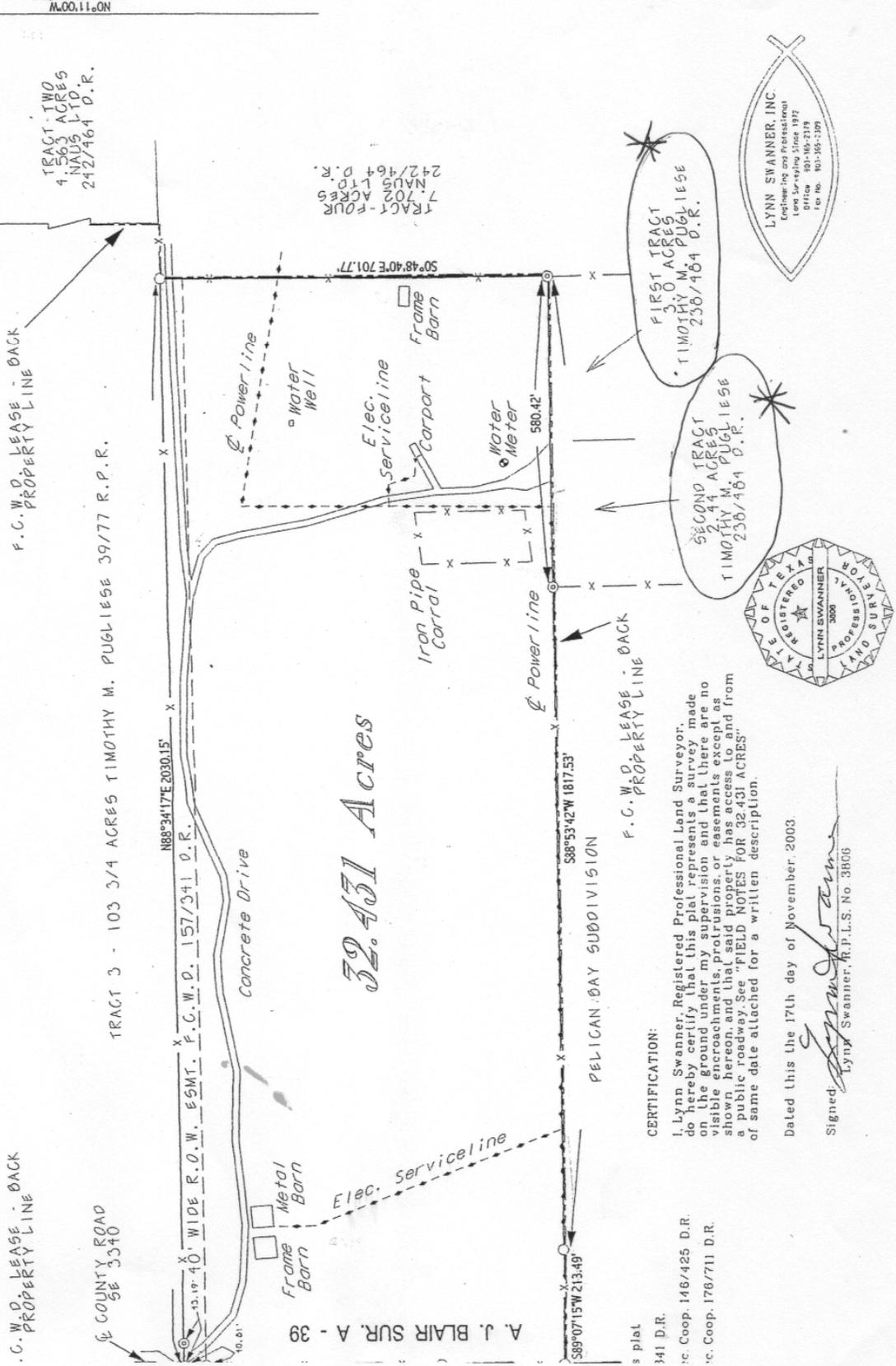
TRACT TWO
 506.11 ACRES
 242/464 D.R.

TRACT ONE
 NAUS LTD. 242/464 D.R.

TRACT FOUR
 702 ACRES

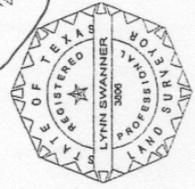
JRN

SURVEY PLAT FOR 32.431 ACRES
 IN THE A. J. BLAIR SURVEY, ABST. NO. 39
 IN FRANKLIN COUNTY, TEXAS



TRACT-ONE 60.353 ACRES NAUS LTD. 242/464 D.R.
 TRACT-TWO 4.163 ACRES NAUS LTD. 242/464 D.R.
 TRACT-FOUR 7.703 ACRES NAUS LTD. 242/464 D.R.

LYNN SWANNER, INC.
 Engineering and Professional
 Land Surveyors
 614 E. 10th St.
 Fort Worth, TX 76102-2139
 Tel No. 817-352-1297



A. J. BLAIR SUR. A - 39

32.431 Acres

CERTIFICATION:
 I, Lynn Swanner, Registered Professional Land Surveyor,
 do hereby certify that this plat represents a survey made
 on the ground under my supervision and that there are no
 visible encroachments or other elements not shown
 shown hereon, and that said property has access to and from
 a public roadway. See "FIELD NOTES FOR 32.431 ACRES"
 of same date attached for a written description.

Dated this the 17th day of November, 2003.

Signed: *Lynn Swanner*
 Lynn Swanner, R.P.L.S. No. 3806