

CIRCLE C RANCH, Emory (Rains County) Texas
2762 N. State Highway 19
Emory, TX 75440

\$899,900
17± Acres
Rains County



CIRCLE C RANCH, Emory (Rains County) Texas
Emory, TX / Rains County

SUMMARY

Address

2762 N. State Highway 19

City, State Zip

Emory, TX 75440

County

Rains County

Type

Ranches

Latitude / Longitude

32.911476 / -95.745463

Dwelling Square Feet

3706

Bedrooms / Bathrooms

3 / 3.5

Acreage

17

Price

\$899,900

Property Website

<https://www.texlandmark.com/property/circle-c-ranch-emory-rains-county-texas-rains-texas/40084/>



CIRCLE C RANCH, Emory (Rains County) Texas
Emory, TX / Rains County

PROPERTY DESCRIPTION

****SOLD****The Circle C Ranch, a sprawling 17-acre property, is up for sale and it's a true treasure for horse enthusiasts with a keen eye for profit. As you enter the ranch, you're greeted by a custom entrance gate leading to a softly winding road adorned with top rail pipe fencing. This picturesque route is dotted with two rock stone bridges that guide you to the primary residence, a custom-built house. This home features a robust metal roof and houses 3 bedrooms and 3.5 bathrooms, along with a separate garage and carport. The backyard is an oasis of recreation, boasting an in-ground chlorinated pool, outdoor grill, fireplace, putting green, and even a dedicated dog run. The property is beautifully landscaped and features 2 ponds, a lake, making it a haven for nature lovers. For horse lovers, the property houses a covered round pen and a main barn comprising 4 stalls, a wash rack, and a tack room. Additional features include 3 open barns, an open round pen, 14 loafing sheds, and 18 paddocks equipped with 13 automatic city water sources. The property also provides an RV hookup, equipment shed, hay barn, and a chicken coop for an authentic farming experience. Fishing enthusiasts can enjoy the serene view from the dock overlooking the lake. This property is an ideal investment for horse lovers and competitors, offering numerous amenities and opportunities for income.

DRIVING DIRECTIONS

From Emory, north on St. Hwy 19 approx. 2 miles to property on right. Look for sign at gated driveway.

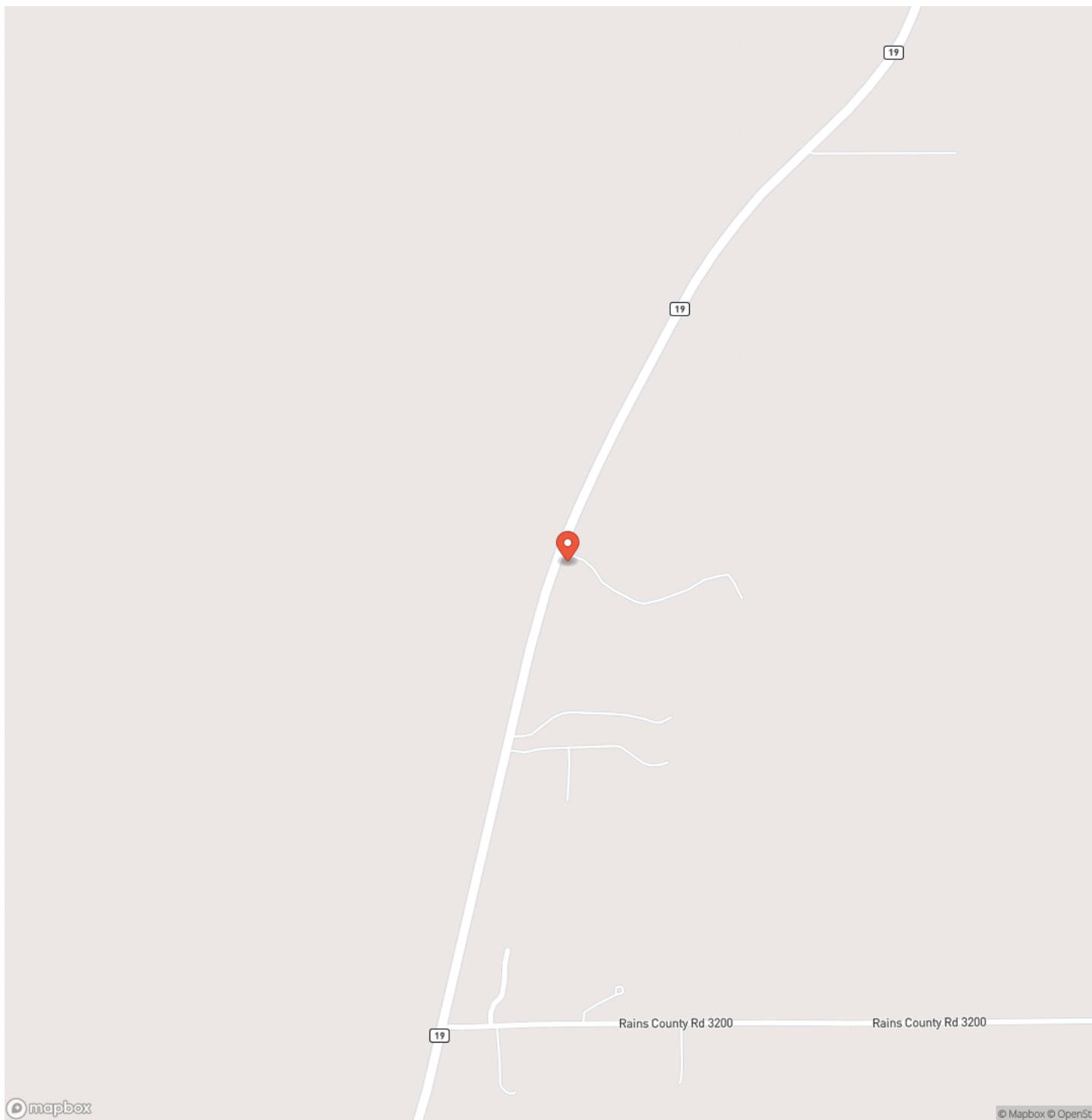
Listing Provided Exclusively By:

Wendy Johnson, ALC

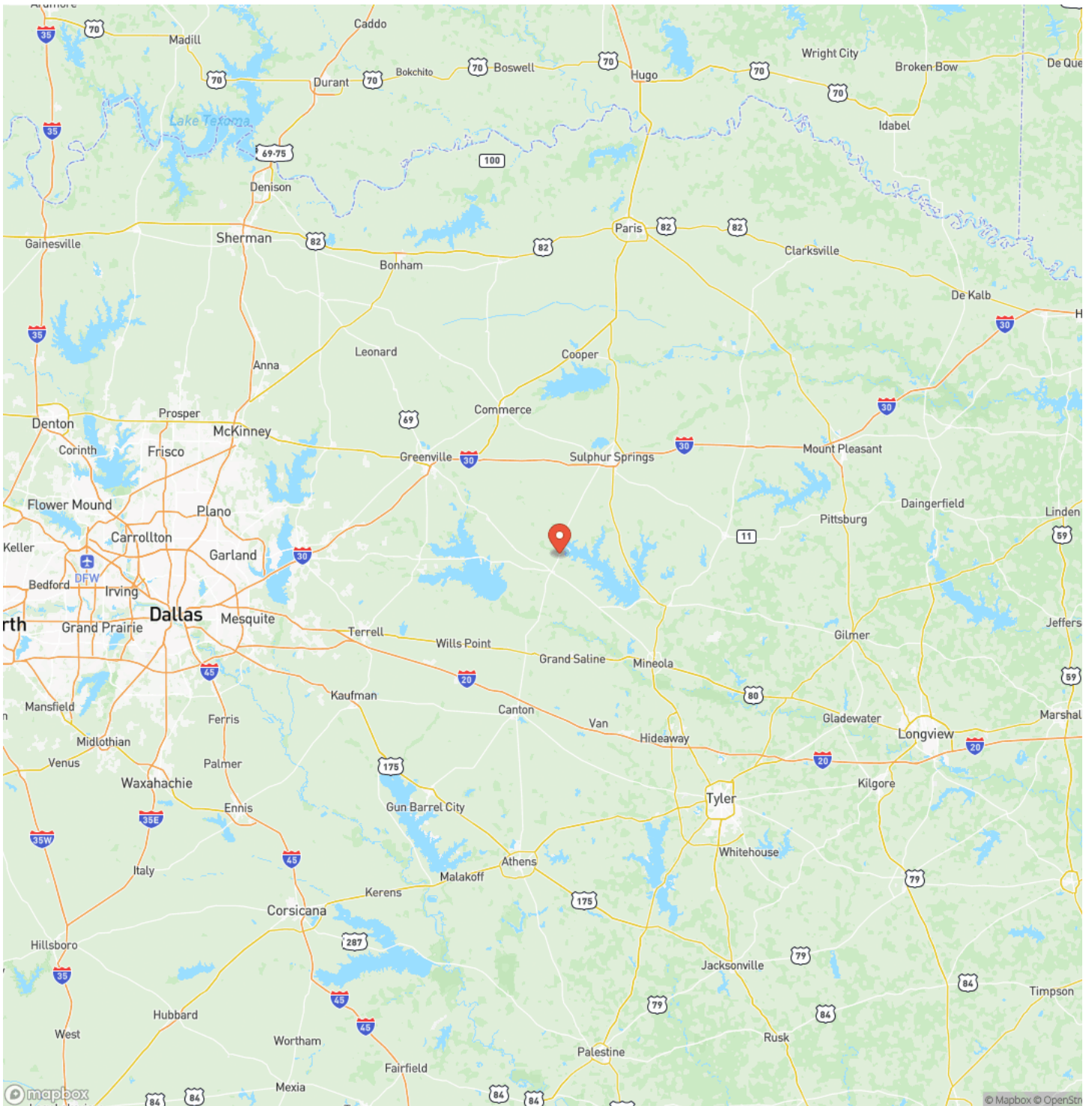
CIRCLE C RANCH, Emory (Rains County) Texas
Emory, TX / Rains County



Locator Map



Locator Map



MORE INFO ONLINE:

Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Texas Landmark Properties
2701 Sunset Ridge Drive
Rockwall, TX 75087
(972) 757-9383
WWW.TEXLANDMARK.COM
