FOR SALE · RAINS COUNTY, TEXAS

Ranch Home with Workshop & Grow Space

5.6 +/- Acres · Gated Entry · 3,800 SF Workshop Under Cover · No FEMA Floodplain

209 CR 3332, Emory, TX 75440

Offered at $622,725



2021	1,100	2 / 1	5.6 +/-
YEAR BUILT	SQUARE FEET	BEDS / BATHS	ACRES

Drive through the automatic gate and leave the noise behind. This 2021 ranch home sits on 5.6 +/- partially fenced acres in Rains County, and the land is already set up for growing. With a 3,800 SF workshop under cover, greenhouses, caterpillar tunnels and smart irrigation in place, there's room for a big garden, animals, equipment and a whole lot more.

THE HOME

- **Brick ranch** with covered front porch
- **2 bedrooms, 1 full bath**
- **Laundry room**
- **Central ducted HVAC**
- **Detached garage/workshop** 30x30 with 12' overhang, full electric
- **Garage insulated** with spray foam and a mini-split
- **Automatic gate entry**

THE LAND & OUTBUILDINGS

- **5.6 +/- acres** partially fenced
- **Hog wire / no-climb** fence construction
- **3,800 SF workshop** under cover, spray foam, mini-split
- **2 covered greenhouses**
- **2 caterpillar tunnels** for extended-season growing
- **WiFi-controlled smart irrigation** for a fully automated grow
- **Ag valuation** currently in place
- **No FEMA floodplain**
- **Frontage on CR 3332**

UTILITIES

1 water meter · 2 electric meters (residential & agricultural loads separated) · 1 underground propane tank, owned · 1 septic system

LOCATION

Rains ISD · Close in Proximity to Lake Fork and Lake Tawakoni · Easy drive to the DFW Metroplex

Property currently has an ag valuation, which may not continue after closing. Buyers should verify future tax status with the Rains County Appraisal District. Property to be platted prior to closing.

PLATINUM LAND GROUP

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