

\$11,999,000 - 1170 Lumkins Road, Forresteron

MLS® #20981386

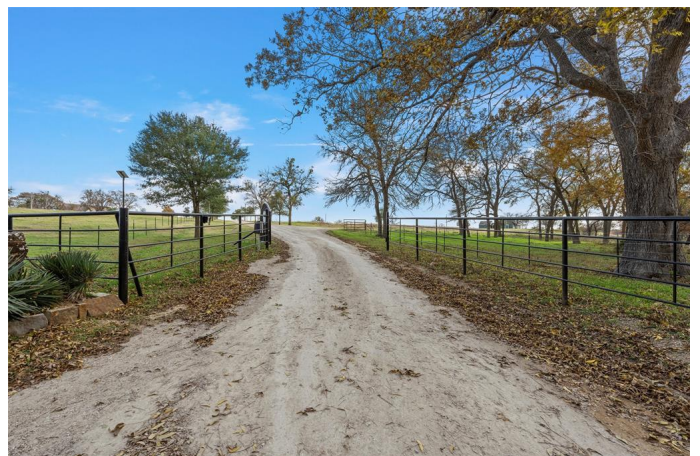
\$11,999,000

6 Bedroom, 5.20 Bathroom, 5,840 sqft

Residential on 519.87 Acres

T J Smith, Forresteron, TX

This 519 Acre hidden outdoorsman's ranch retreat is located amidst the beautiful bottom lands of Richland Chambers Creek in Forresteron, TX. Primarily known for it's large quail farm and guided quail hunts this ranch offers seclusion and privacy while being conveniently located approximately 45 miles south of DFW. Complete with a main house built in 2014 that consists of 3,400+ sq ft and a foreman's house built in 2002 of over 2,100 sq ft. The commercial style quail barns are complete with heated floors and can raise 250k+ quail per year. In addition there is a large metal barn with six newly constructed apartments with access to a common area with kitchen and large game room which is currently used to accommodate quail hunters overnight as well as becoming a popular vacation rental. This unique and versatile property offers moderate transitions throughout the landscape with approximately 30% in woods consisting of pecan & various hard wood trees, stunning views, three stock tanks, good perimeter fences, cross fencing, cattle pens, silty clay loam soils and approximately a mile of river frontage along Richland Chambers creek. This unique turn-key operation offers an excellent investment opportunity with income-producing assets with immediate and future development growth potential. With so many possibilities this property has the capability to serve as multiple business ventures with distinctive and rare elements making it truly one of a kind for



the surrounding area. Located in Waxahachie
ISD. Surrounded by large land owners on all
sides. Currently AG Exempt and outside the
city limits. The quail facility can also be
purchased separate with 19 acres. The quail
facility can be used as a plant nursery, kennels
or for most anything that requires temperature
regulation. Located within driving distance to
restaurants, shopping and local attractions
such as the Scarborough Renaissance
Festival, Mosaic Madness and museums.

Built in 2002

Essential Information

MLS® #	20981386
Price	\$11,999,000
Bedrooms	6
Bathrooms	5.20
Full Baths	5
Half Baths	2
Square Footage	5,840
Acres	519.87
Year Built	2002
Type	Residential
Sub-Type	Farm
Status	Active

Community Information

Address	1170 Lumkins Road
Subdivision	T J Smith
City	Forreston
County	Ellis
State	TX
Zip Code	76041-2514

Amenities

Utilities	Aerobic Septic, Co-op Electric, Co-op Water
# of Garages	4
Garages	Additional Parking, Attached Carport, Carport, Covered, Electric Gate,

Garage Door Opener, 2-Car Double Doors, Garage Faces Front, Kitchen Level, Storage

Interior

Interior Features	Double Vanity, Dry Bar, Eat-in Kitchen, In-Law Suite Floorplan, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Second Primary Bedroom
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Freestanding, Living Room

School Information

District	Waxahachie ISD
Elementary	Dunaway
High	Waxahachie

Listing Details

Listing Agent	Amy Huffman
Listing Office	Texas Premier Realty

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