
The Chrisman Company

PROPERTY DESCRIPTION

- SIZE:** Approximately 102.15 acres of land
*2,400+/- SF two bedroom residence over a 4,640+/- SF RV sized Garage (per plans)
*8,300+/- SF Event Center with 4,000 +/- SF covered pavilion and over 200+/- linear feet of stained concrete counters with huge parking area (per owner)
*Two 888+/- SF Guest Cabins with lofts (per appraisal district)
*Boarding and Breeding Barn
*Storage Barn
*Equipment Barn
*Mare Motels/Horse Stalls
*Arena, Pens and Cross fencing
*Water Well Pump
*Three Ponds (one known to be stocked with smallmouth bass)
*Island Bridge
*Over 26,000 SF of buildings (per appraisal district)
- LOCATION:** The property is located just a little southeast of Ferris, Texas in Ellis County. The address is 339 E. India Road, Ferris, TX 75125.
- DIRECTIONS:** From US-45 take Exit 266 to FM-660. Go about two (2) miles on FM-660 to FM-780. Take FM-780 to E. India Road. The estate property will be on the south side of E. India Road in about a half mile southwest of FM-780. Look for the Roadrunner Ranch masonry entryway.
- ZONING:** The property is in the county and not zoned.
- FRONTAGE:** Approximately 1689.05' along the south side of E. India Road (per survey)
- TOPOGRAPHY:** Most of the property is generally level with improved pastures; however the eastern side of the property is heavily wooded.
- UTILITIES:** The property is served by Rocket Utility District but also has its own water well. Septic systems serve the structures, and electric is also available.
- SCHOOLS:** McDonald Elementary School
Ferris Middle School
Ferris High School
- PRICE:** ~~\$5,999,000.00~~ **\$5,795,000.00 - PRICE REDUCTION**
- REMARKS:** Please contact agent to arrange a viewing.