

\$1,650,000

Living Room: 19 x 27 / 1		Kitchen: 12 x 12 / 1	Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Island
Breakfast Room: 12 x 9 / 1	Breakfast Bar, Eat-in Kitchen	Dining Room: 15 x 12 / 1	
Living Room: 19 x 27 / 1		Solarium/Sunroom: 25 x 6 / 1	
Master Bedroom: 18 x 13 / 1	Dual Sinks, Jetted Tub, Linen Closet, Separate Shower, Walk-in Closets	Bedroom: 12 x 10 / 1	Cedar Closet
Bedroom: 11 x 11 / 1		Bedroom: 9 x 12 / 1	

Property Description: Rare Opportunity to own 40+ acre Equine Property in the heart of Horse Country. Located on Friendship Rd this property offers over 30 acres of coastal Bermuda & has been home to the Circle S Charolais Ranch for over 25 years. It has been improved with multiple barns, workshops, pipe & cable fence, asphalt owners driveway, & crushed granite driveway for trucks & trailers. A seasonal sandy bottom creek runs the width of the property & into the 2 acre pond. The insulated workshop closest to the house has full kitchen & window AC's. A private well provides water to the barns and livestock pens. The barns could easily be repurposed with additional stalls to turn this property into a world class equine facility.

Public Driving Directions: 380 To 377, North On 377 To Pilot Point, East On Friendship Rd, Left At Stop Sign, Continue On Friendship Road, Property On Right

Property Type:	Residential/ RES-Farm/Ranch	MLS Number:	13959042
Subdivision:	J Bates	School District:	Pilot Point ISD
County:	Denton	Elementary School Name:	Pilot Point
Square Feet:	2,403	Junior High School Name:	
Lot Dimensions:	10 Acres to 49.99 Acres	Middle School Name:	Pilot Point
Acres:		Intermediate School Name:	Pilot Point
Stories:	1	High School Name:	Pilot Point
Fireplaces:	1	Senior High School Name:	
Parking/Garage:	2	Planned Development:	
Parking/Carport:	0	Home Owners Association:	None
Year Built:	1991 / Preowned	Listing Office:	IRICK REAL ESTATE
Pool:	No	Listing Agent:	Laura Bradley
Status:	Active		
