



JC WILSON RANCHES

# Greenville Ranch

493± Acres

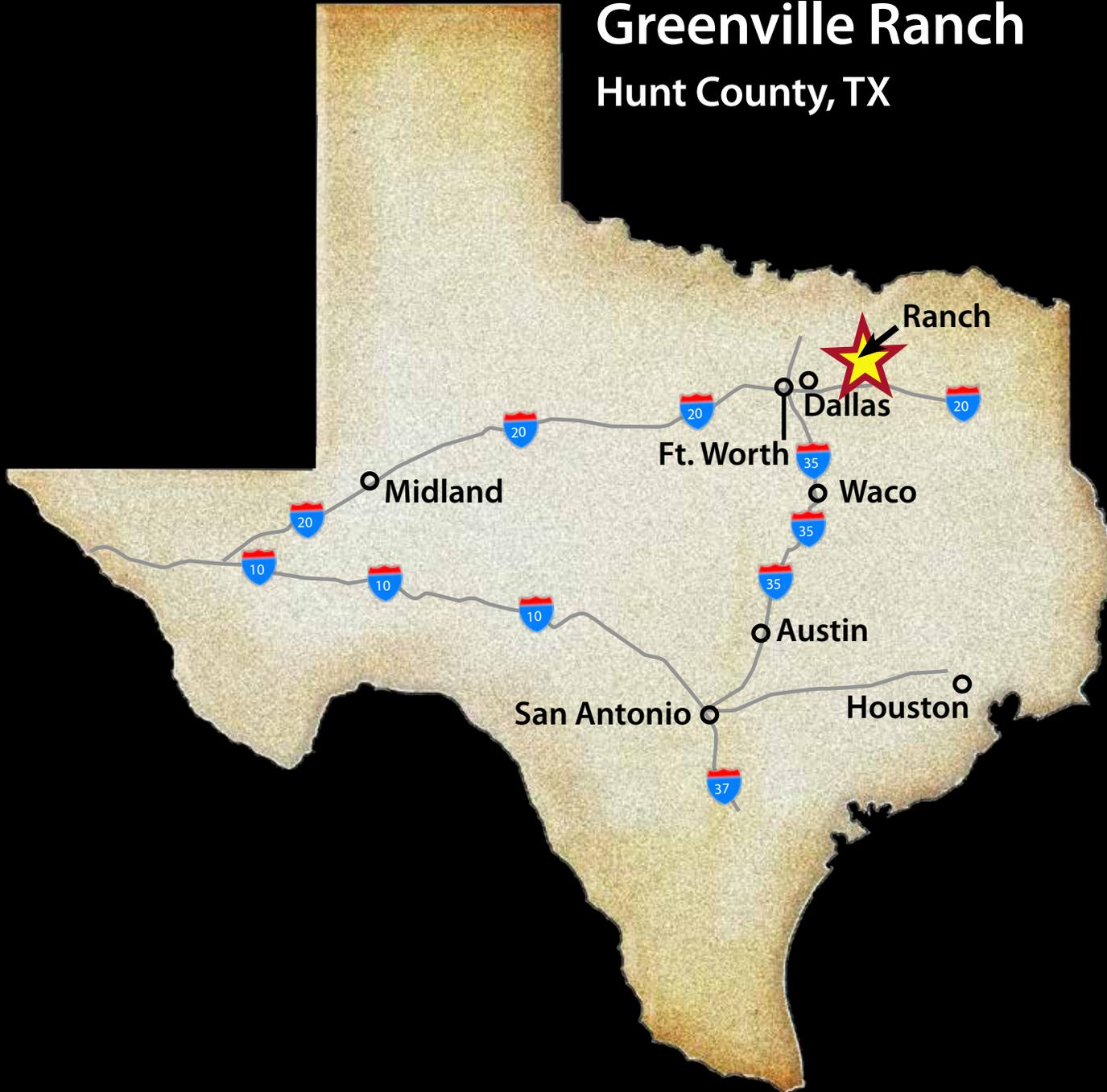
Hunt County, TX

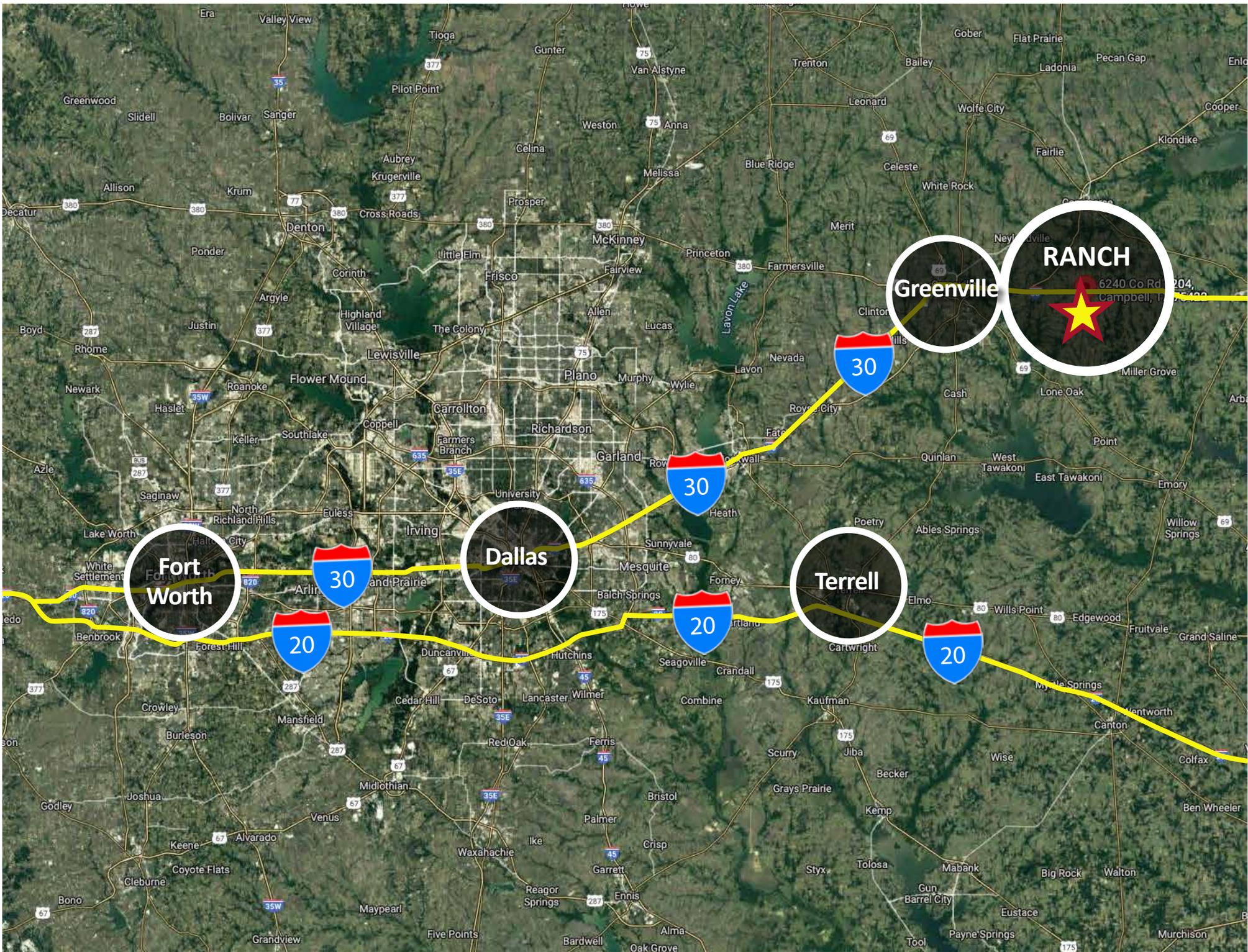
Joe Wilson (214-784-3725) • [www.jcwilsonranches.com/greenville](http://www.jcwilsonranches.com/greenville)

- Overview:** The Greenville Ranch is a 493.6± acre beautiful cattle and recreation ranch. The ranch is less than one hour drive time from Dallas, Texas and has the highest elevation in Hunt County with NO flood plain. With beautiful scenery and close proximity to the Dallas Metroplex, this is a great ranch for the outdoors enthusiast.
- Location:** The ranch is on CR 3204 just before the CR 3202 Intersection.
- Improvements:** The 3,200 sq. ft. barndominium (built in 2018) includes a 1,600 sq. ft. 2-story apartment with kitchen, 3 bedrooms, 2 full baths, washer/dryer area, living room and dining room downstairs. A multi-stall big metal equipment shed was recently added. There are over 3 miles of new fencing. A new 20x125 ft concrete patio/parking area was also recently built.
- The horse barn has a wash pad, tack room and feed storage.
- Water/Terrain:** There are seven ponds and two creeks. The terrain is rolling with scattered trees and heavily wooded thickets.
- Game:** Whitetail deer, ducks, hogs, dove, turkey, bass and catfish round out this productive ecosystem.
- Comments:** The ranch has onsite septic, electric, water with additional water meter availability! Don't miss out on your chance to own this beautiful property located less than one hour from the Dallas metroplex.
- Price:** \$5,920,732 (\$11,995 per acre)
- Contact:** Joe Wilson (214-784-3725)

# Greenville Ranch

Hunt County, TX





**Fort Worth**

**Dallas**

**Terrell**

**Greenville**

**RANCH**

COUNTY ROAD 3204

COUNTY ROAD 3202

0 500 1,000 2,000 Feet

-  Barn
-  Gate
-  Pens
-  Pier
-  Road/Trail
-  Property Boundary

GREENVILLE RANCH - 498 AC +/-  
HUNT COUNTY, TEXAS

The information contained herein was obtained from sources deemed to be reliable. Mapright Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.0277 www.mapright.com











**The new 20x125 concrete patio/parking area**



**Interior of the Horse Barn**

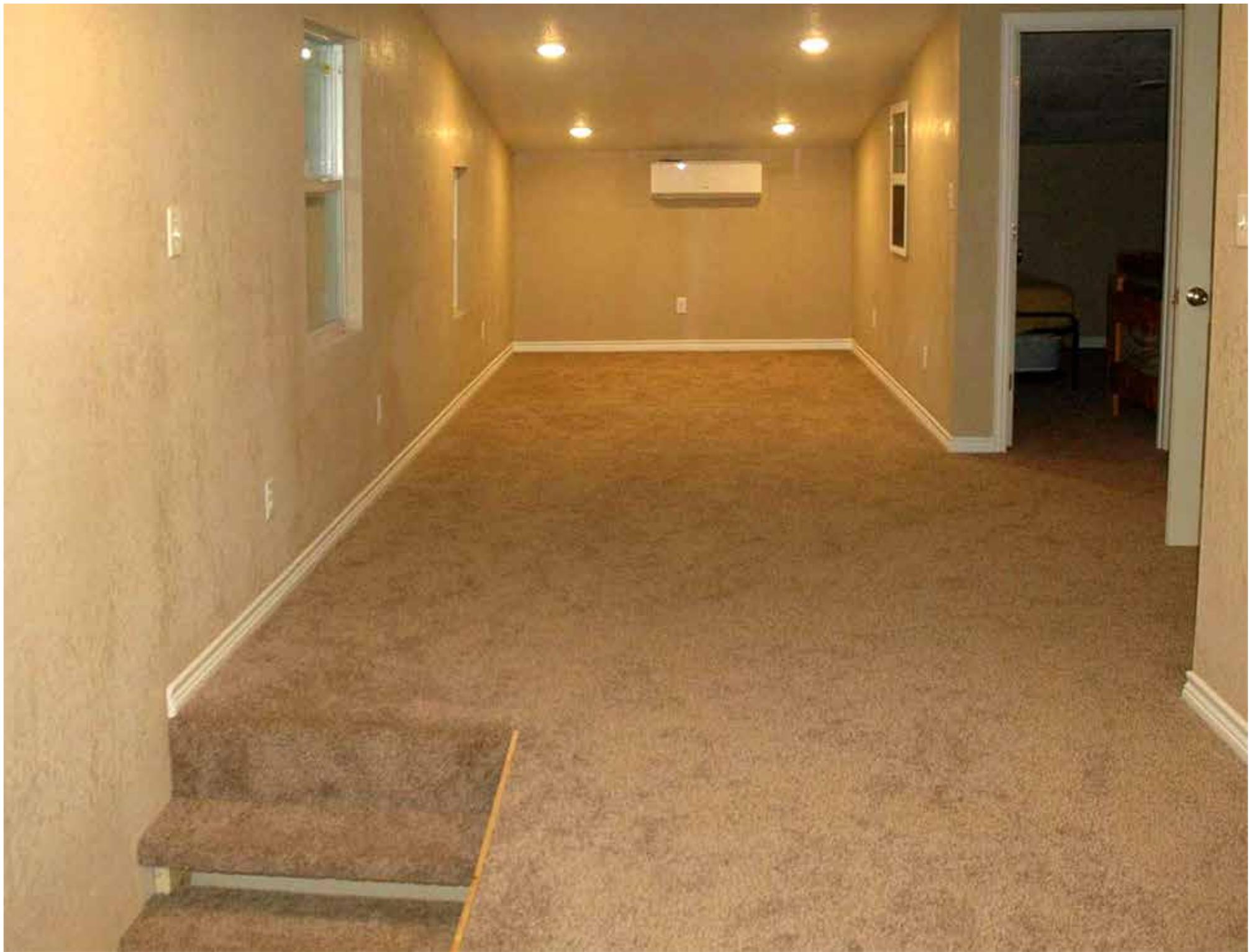


**A beautiful view from the Horse Barn looking west over the property**























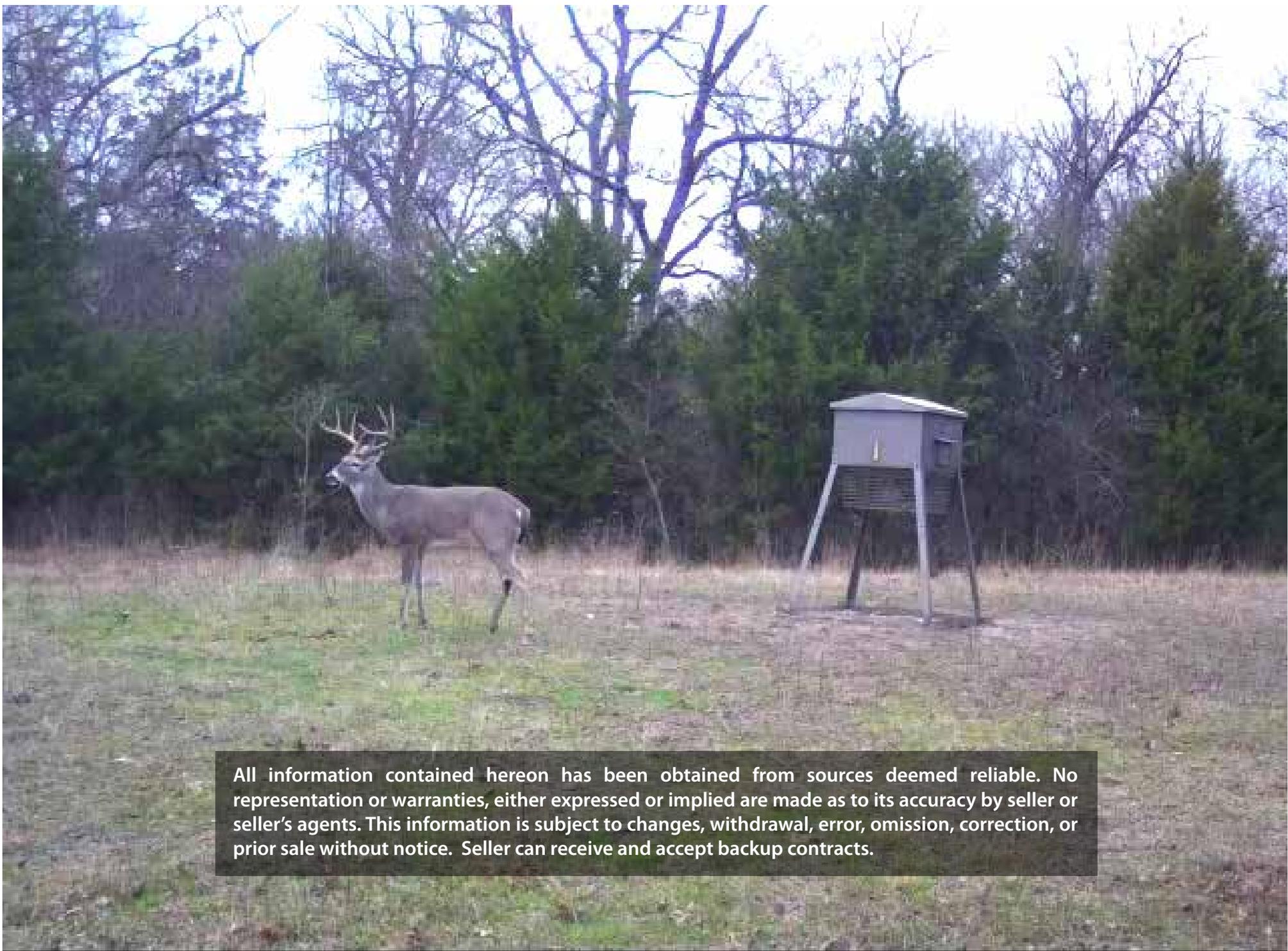












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