TURN KEY! Grace and space adorn this 6,785 sq ft home on 160.55 ac in Archer County near Windthorst TX 1920 Lindemann Rd Scotland, TX 76379

\$2,489,000 160.550± Acres Archer County









MORE INFO ONLINE:

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Scotland, TX / Archer County

SUMMARY

Address

1920 Lindemann Rd

City, State Zip

Scotland, TX 76379

County

Archer County

Type

Ranches, Residential Property, Recreational Land

Latitude / Longitude

33.6286 / -98.4411

Dwelling Square Feet

6785

Bedrooms / Bathrooms

7/6

Acreage

160.550

Price

\$2,489,000

Property Website

https://moreoftexas.com/detail/turn-key-grace-and-space-adorn-this-6-785-sq-ft-home-on-160-55-ac-in-archer-county-near-windthorst-tx-archer-texas/24762/









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PROPERTY DESCRIPTION

Welcome to the crown jewel of Archer County, The Dunson Ranch! This immaculate gem hosts a gorgeous 6,785 sq ft home astride 160 acres of gently rolling North Texas terrain. SELLER WILL CONSIDER SELLING THE HOME WITH LESS ACREAGE and a majority of the furnishing will convey with this TURNKEY, move-in ready property. The custom-built palatial plantation style home will whisk you away into your own private kingdom as you enjoy the many amenities it has to offer. The main floor master suite contains a soaker tub gilded with Roman columns, separate shower, a large walk-in closet, a fireplace, and an office. On the other side of the great room, the handicapped accessible mother-in-law suite with a kitchenette, is perfect for your extended stay guests. The eastern facing great room boasts high ceilings, an awesome fireplace and floor-toceiling windows allowing not only an abundance of natural light, but the best views of the land. Look out onto the infinity pool, enjoy the direct line of sight of the over half acre 25 ft deep spring fed pond or simply relish the sunrise. The kitchen boasts a huge island and expansive counters adorned with granite and top-of-the-line appliances. From the kitchen you can look out into the open concept great room, dining room, a bar and the grand staircase to the upper level. Just beyond the great room, the media room with a wet bar will offer hours of entertainment possibilities. The upstairs is no less impressive! A grand balcony traverses the breadth of the great room below and allows access not only to the 5 upstairs bedrooms, 3 bathrooms and library/game room, but leads out onto an outdoor balcony overlooking the infinity pool and estate. No need to tote laundry up the stairs, as there are laundry facilities on both floors! Sidle up to edge of the infinity pool next to the hot tub and cabana with an outdoor kitchen, splash down from the rock waterfall slide or simply relax in the cool comfort of the water. Whether you're ready to don dry clothes or rinse off the sand from the volleyball pit, the pool house with a full bath is just steps away. A nearby 30'x60' barn/shop has a total of 9 stalls - perfect for livestock. horses and equipment. Located less than 2 hours from Will Rogers Coliseum in Ft Worth, this magnificent property is ideally situated for the equine enthusiast.

LOCATION: 1920 Lindemann Rd, Archer County, Scotland TX 76379

• GPS <u>- 33.6286</u>, -98.4411

ROOM DIMENSIONS: See attached Floor Plan and Room Measurement in documents

SHOP/DIAGRAM DIMENSIONS: See attached Shop-Barn Diagram in documents

WATER: Rural Water, Water supply system for yard, 4 stock ponds

UTILITIES: JAC Electric, Gas

WILDLIFE: Whitetail Deer, Turkey, Hogs, Dove, Duck etc.



MORE INFO ONLINE:

VEGETATION: Native grass w/approx. 30 acres in tillable

TERRAIN: Rolling to flat

SOILS: Clay Loam and Sandy Loam

IMPROVEMENTS: Shop, pens, infinity pool, outdoor kitchen, pool house and much more

CURRENT USE: Residential, livestock, hunting

POTENTIAL USE: Residential, livestock, hunting, retreat

FENCING: Pipe Fencing and Barb Wire

ACCESS: Lindemann Road

EASEMENTS: Utility

SHOWINGS: Listing Agent must be present at all showings, no exceptions. By appointment only

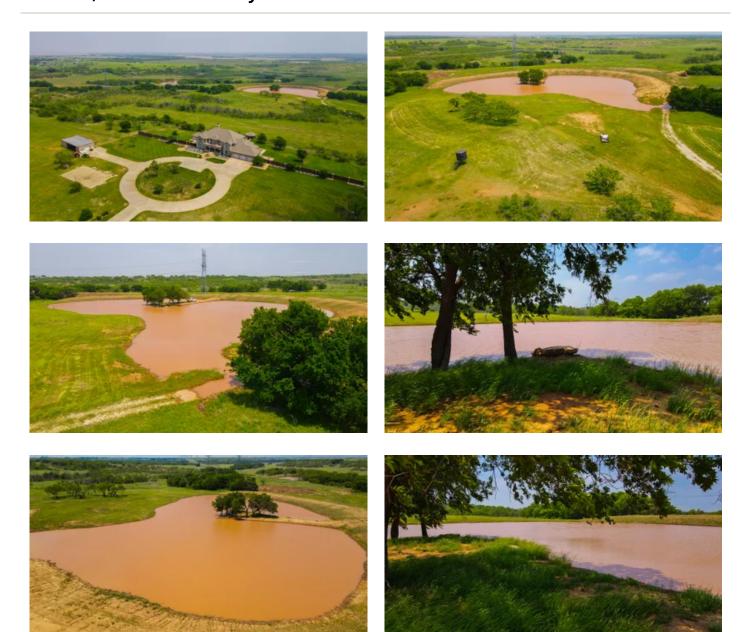
DISCLAIMER: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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Locator Maps







MORE INFO ONLINE:

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Aerial Maps







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LISTING REPRESENTATIVE

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NOTES			



MORE INFO ONLINE:

<u>NOTES</u>		



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MORE INFO ONLINE:

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