

**Lone Oak Equestrian Escape**  
5071 County Road 3228  
Lone Oak, TX

**\$325,000**  
13 +/- acres  
Hunt County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

# Lone Oak Equestrian Escape

## Lone Oak, TX / Hunt County

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### **SUMMARY**

**Address**

5071 County Road 3228

**City, State Zip**

Lone Oak, TX

**County**

Hunt County

**Type**

Ranches, Lot

**Latitude / Longitude**

33.0064 / -95.9409

**Acreage**

13

**Price**

\$325,000

**Property Website**

<https://moreoftexas.com/detail/lone-oak-equestrian-escape-hunt-texas/11269/>



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**PROPERTY DESCRIPTION**

Perfect escape from the metroplex to enjoy country living. This ranch is 13 acres of prime Lone Oak countryside with full utility hookups and a 90X180 riding and roping arena. This property has been used for equestrian and has a tack room, stalls, and round pen for training in addition to the arena. This ranch was recently used to board and train horses, with revenue information available for those looking to purchase some cash flowing investment land. This property offers many great locations to build your dream home in highly sought after Lone Oak ISD.



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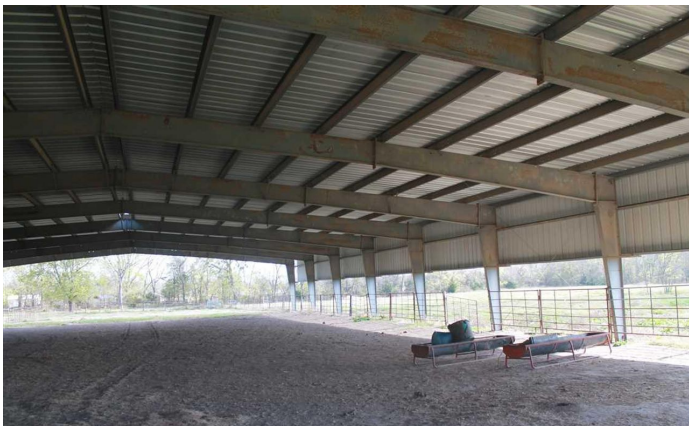
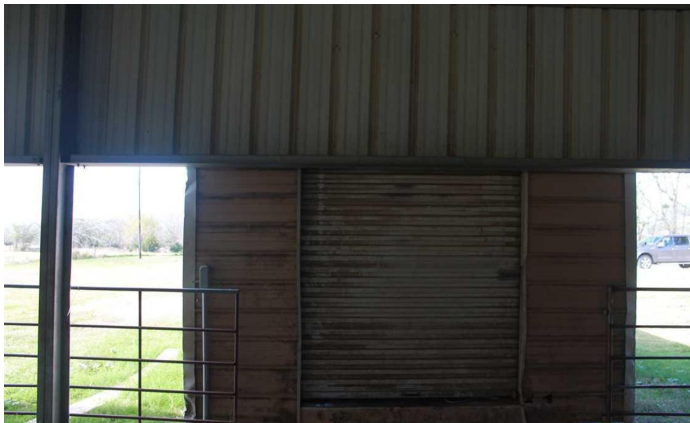
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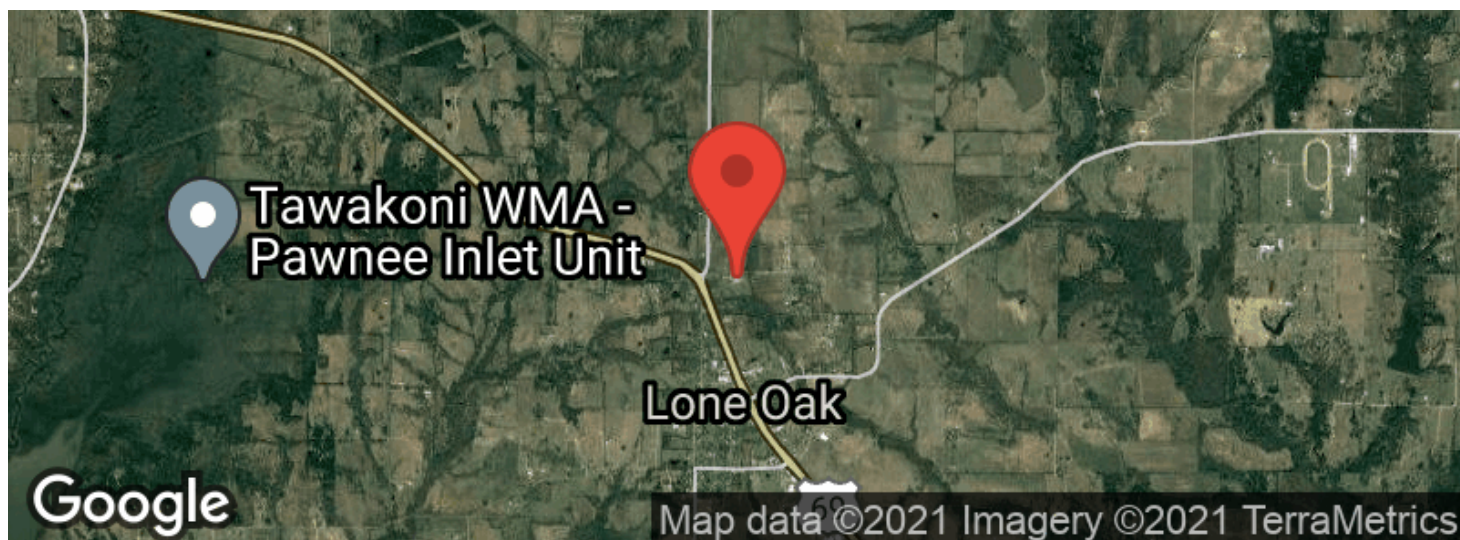
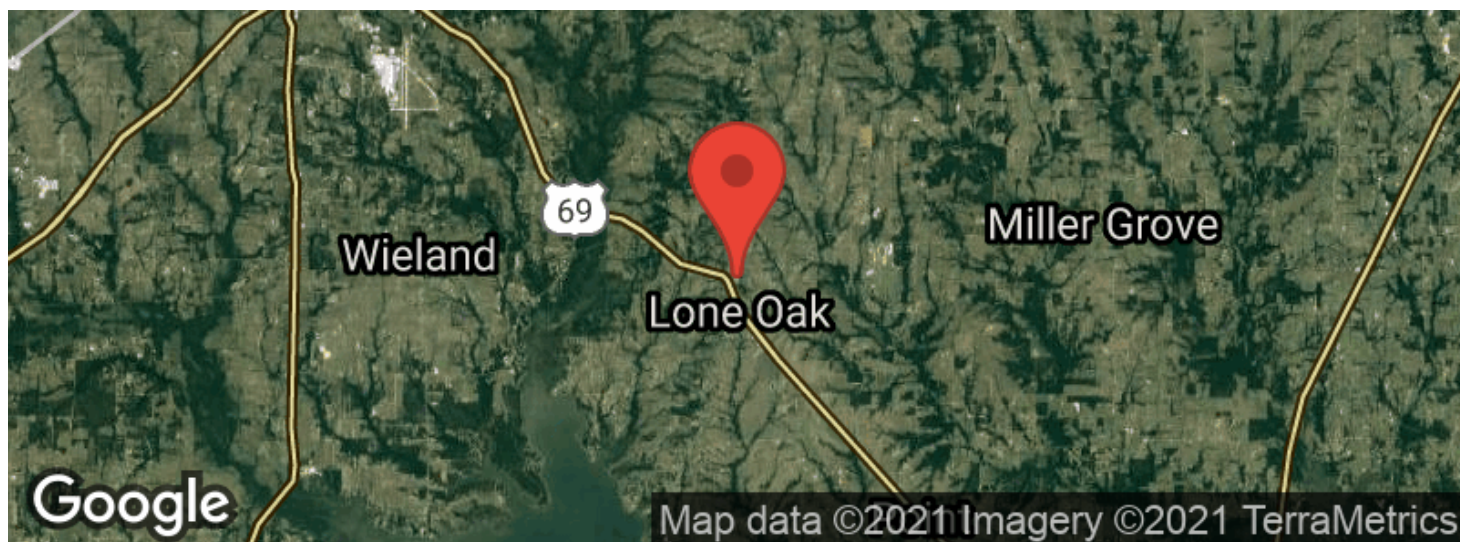


## Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

John Nickles

**Mobile**

(972) 757-5357

**Email**

jnickles@mossyoakproperties.com

**Address**

4646 E I-30

**City / State / Zip**

Rockwall, TX, 76207

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties of Texas**

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