

Red Rock Hill
Marshall, TX 75672

\$549,000
10± Acres
Harrison County



Red Rock Hill
Marshall, TX / Harrison County

SUMMARY

City, State Zip

Marshall, TX 75672

County

Harrison County

Type

Farms, Residential Property, Timberland

Latitude / Longitude

32.5448714 / -94.3674184

Dwelling Square Feet

3890

Bedrooms / Bathrooms

3 / 3

Acreage

10

Price

\$549,000

Property Website

<https://ttranchgroup.com/property/red-rock-hill-harrison-texas/33513>



Red Rock Hill

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PROPERTY DESCRIPTION

Red Rock Hill

Description

Repackaged acreage, with additional acreage available - Price Improvement. Red Rock Hill is comprised of 10 +/- acres of lush pastures and skyward pi within the city limits of Marshall, Texas. This property offers ultimate privacy and seclusion from the city hustle, plus convenient access to vibrant urban centers - a rare opportunity! Red Rock Hill is a must-see listing filled with rich history and East Texas heritage.

Location

Red Rock Hill is located in Marshall (Harrison County) Texas, just 2 minutes from the city's picturesque downtown district. It's 2.5 hours from Dallas, 3.5 hours from Houston, and just an hour's drive from the ever-growing city of Tyler, Texas. North of the intersection of Interstate 20 and U.S. Highway 59, th property is a 20-minute drive to Caddo Lake, Josey Ranch and historic Jefferson, Texas. Commercial air service is available close by in Longview and Ty Texas, and in Shreveport, Louisiana.

Main Residence

The main residence is a classic red brick mid-century ranch rambler with pure white accents. Centrally-located along the top ridge of the property, it commands a splendid view of the curved green pastures and soaring pine trees that surround the farm. It's a 3 bed / 3 bath, 3,890 +/- sqft. house, freshly painted inside and out, with expansive windows that flood the home with natural light. The eat-in kitchen, recently updated with new flooring and built-in stainless appliances, is adjacent to a formal dining room and a formal breakfast room. A wainscoted foyer leads from the front entry of the house into a formal living room and an adjoining open-concept family room. Sitting on the south end of the house is a sunroom and a spacious library with a wet bar/coffee bar. Two walls of library windows offer stunning sunrise and sunset views. The sunroom and library share a newly-built outdoor deck. Through the home, you'll find timeless hardwood and parquet floors, classic crown molding and three beautiful fireplaces. Three smart-controlled HVAC units prov zoned air and heat. New gutters and French drains recycle rainwater to the home's manicured landscaping; new rooftop-mounted attic fans enhance ene efficiency. Over 45 dusk-to-dawn exterior lights border the residence, which has smart security capability. While the home has undergone recent renovations and improvements, it still holds a truly unique character.

Guest House

The property's red board and batten guest house is only steps away from the enclosed pool and the main residence. It's a one bed/one bath home with 5 +/- sqft. of living space plus a patio. The interiors are completely paneled in natural knotty pine; there you'll find a kitchen, living/dining area, workstation & all-new flooring. The farm style cottage has dedicated HVAC, plumbing, electricity, internet and smart security capability. Like the main residence, it is bordered with dusk-to-dawn exterior lights. Throughout the guest house are broad 7 foot windows that offer superb natural lighting and tranquil views of pastureland and wooded areas

Additional Buildings and Features

- 40' x 20' in-ground gunite pool enclosed with lighted glass pool house.
- Pool equipment house provides storage and work room capacity.
- Barn with water source serviced by the City of Marshall.
- Property is bordered with new paddock fencing and 6 strand barbed wire.



A remote control paddock gate provides highway access to the property's main entrance driveway. Another paddock gate provides highway access to a working hay pasture on the east side of the property.

Agriculture and Habitat

The majority of the property's acreage is planted in Coastal Bermuda and winter grass that is regularly harvested. More than a third of Red Rock Hill is a timber stand that holds deer on the property and is suitable for thinning harvest. A host of birds routinely nest on the farm, including American eagles, rufous throated hummingbirds, painted buntings, three species of red cardinals, red headed woodpeckers, Canadian geese and Greater Roadrunners.

Topography

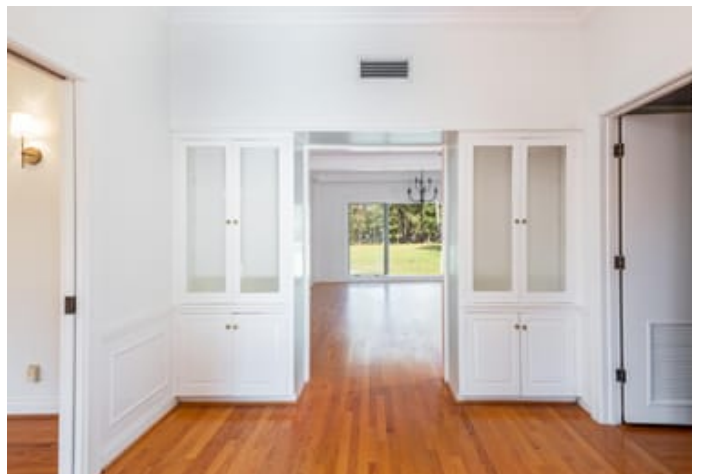
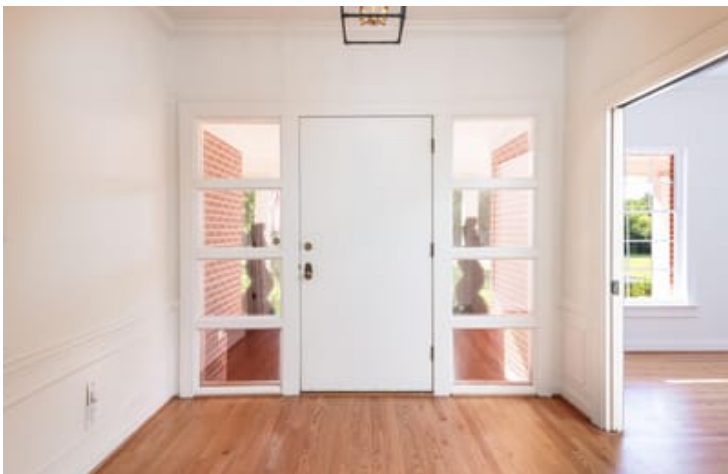
Red Rock Hill has over 30 species of trees, mature pine timber, and Coastal Bermuda and winter grass hay pastures on the east and west borders. With over 40 feet of elevation change, the property has beautiful sloped topography.

Taxes

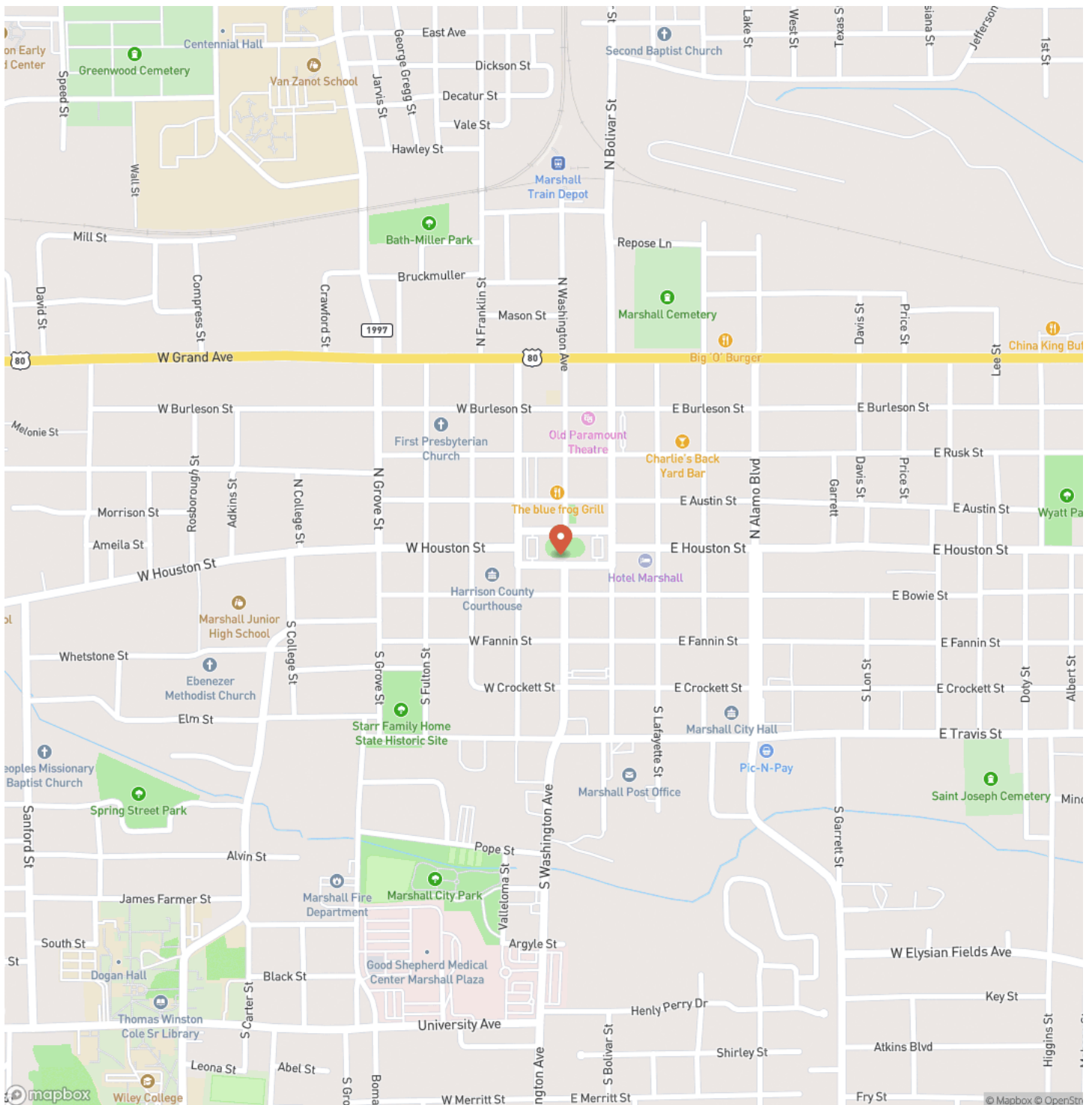
The property has held ag and wildlife exemptions for many years. Contact broker for additional information.



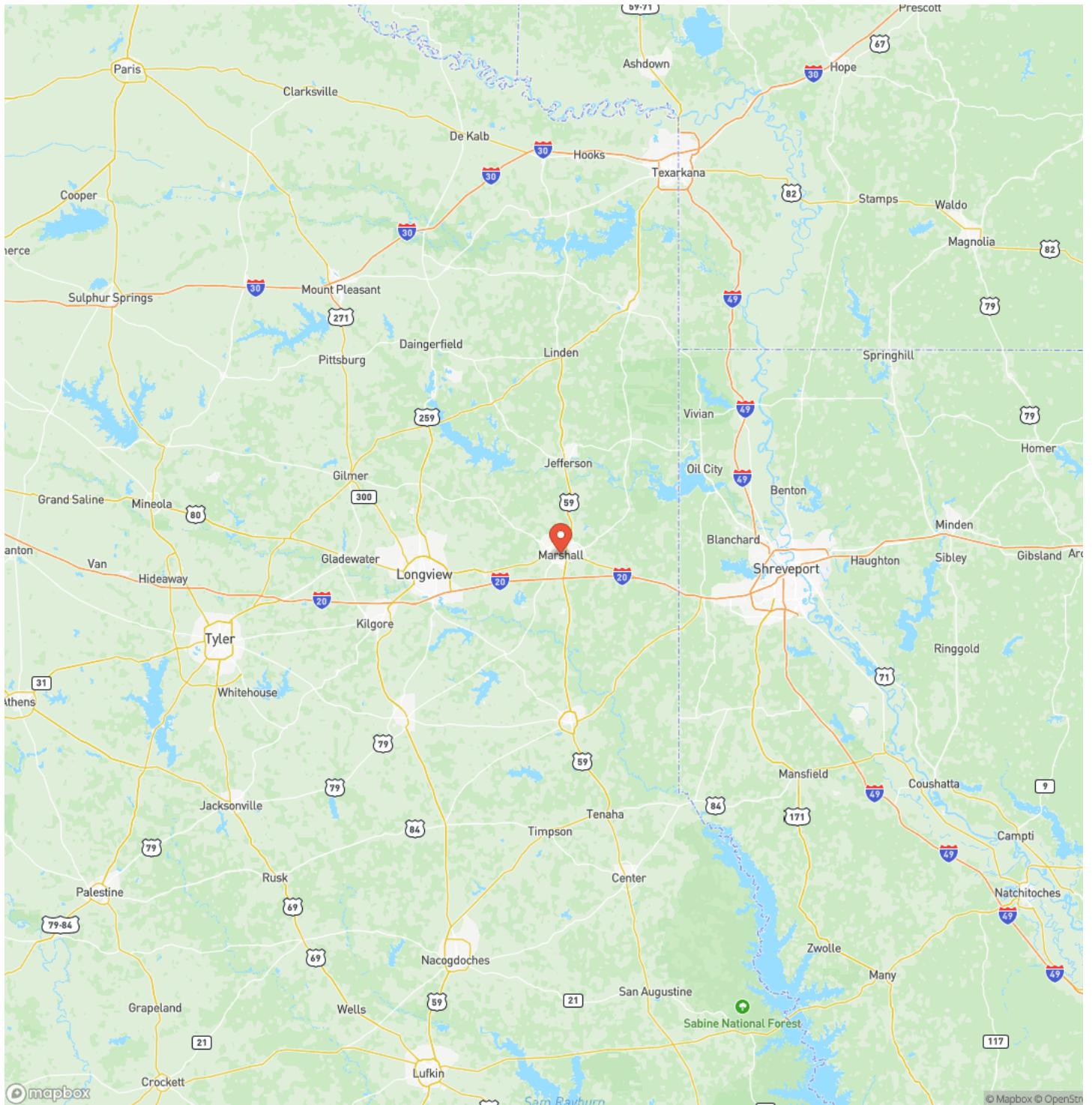
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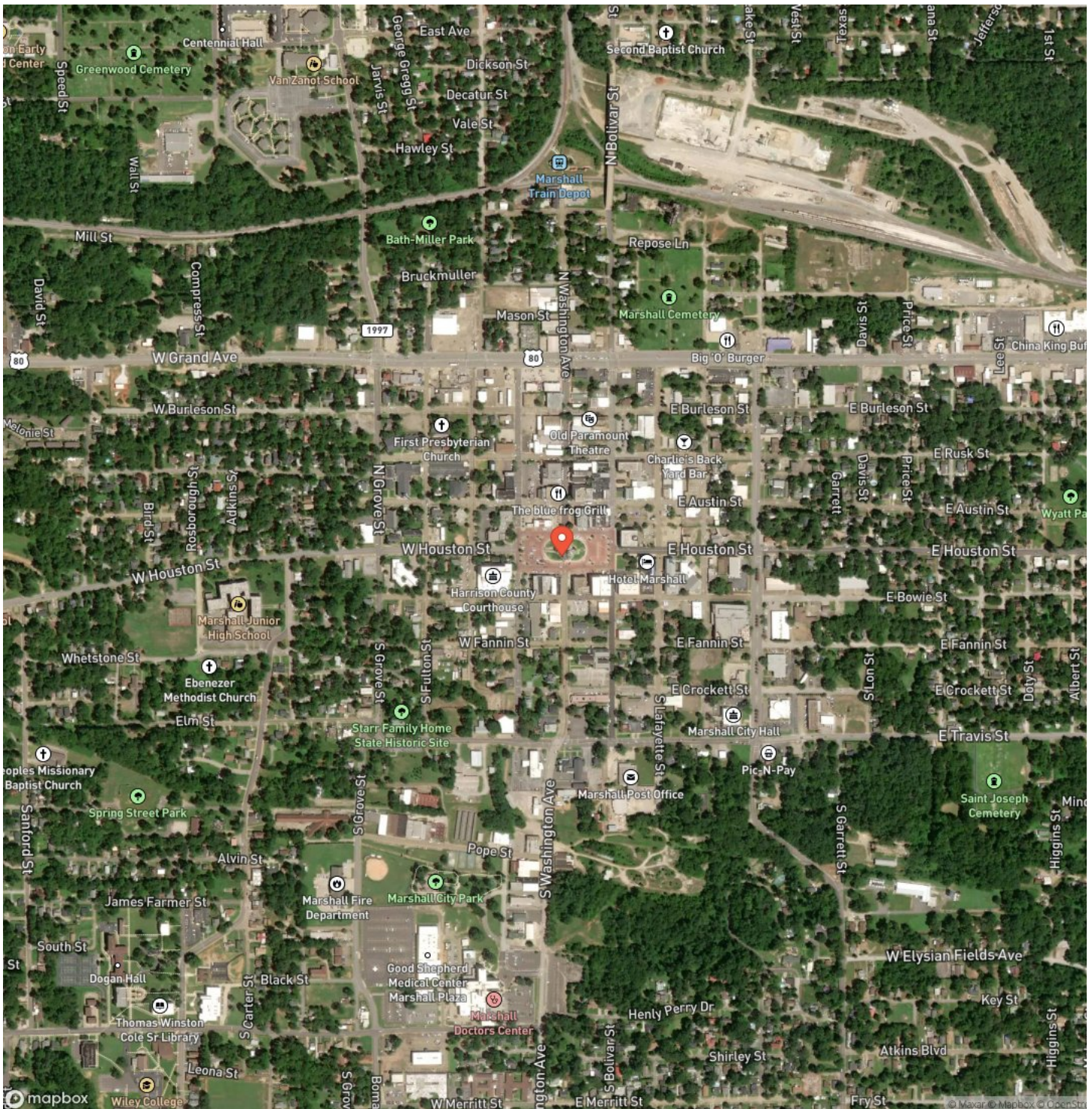
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

NOTES

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MORE INFO ONLINE:
www.ttranchgroup.com

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TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

