

**Sandy Pastures Farm**  
Scroggins, TX 75480

**\$1,290,000**  
28± Acres  
Franklin County



**Sandy Pastures Farm**  
**Scroggins, TX / Franklin County**

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**SUMMARY**

**City, State Zip**

Scroggins, TX 75480

**County**

Franklin County

**Type**

Farms, Recreational Land, Residential Property

**Latitude / Longitude**

32.973734 / -95.184663

**Dwelling Square Feet**

2000

**Bedrooms / Bathrooms**

2 / 3

**Acreage**

28

**Price**

\$1,290,000





## **PROPERTY DESCRIPTION**

Description: Sandy Pastures Farm is a turnkey 28 +/- acre homestead that sits in a community with lake access. The neighborhood boat ramp is within walking distance of the farm entrance. In addition, The Marina at Lake Cypress Springs is a 10-minute boat ride across the lake. The property offers a custom main residence, expansive barns and many improvements, all less than 6 years old. Built with sustainability in mind, the owners designed the property to be water and energy independent with 200 solar panels and 2 water wells. The farm is fully fenced with livestock facilities. You can find green pastures, wooded areas, meticulously maintained gardens, a fruit orchard and more, all tucked away within a private lake community – a rare opportunity with endless possibilities!

Location: The property is situated 100 miles east of Dallas/Fort Worth, in Scroggins, Texas, just 13 miles from Mount Pleasant. Located within the coveted Swannerland subdivision, this property offers a gated entrance and easy access from two sides: Hwy 3007, and Swannerland Drive.

Main Residence: The main home was built in 2018. It is approximately 2,000 sqft. with 2 bedrooms, 3 baths, and a private sleeping nook. The home features custom cabinets, modern farmhouse fixtures, wood and concrete floors, marble countertops, and a large soaking tub. There is also 600 sqft. of storage space that could easily convert to living space or bedroom(s).

Guest House: An 800 sqft., 3-bedroom, 1-bathroom barn apartment. This apartment could be used to house an on-site caretaker.

Workshop: A 2,800 sqft. workshop with an air-conditioned office and a half bath

Additional Buildings/Amenities:

- 30'x40' 4-car carport with storage room
- 40'x80' 3-sided metal barn
- 20'x40' greenhouse
- 40'x60' 3-sided hay shed
- fenced chicken yard with a well-constructed coop
- garden pavilion & raised garden beds
- fruit orchard

Farm Life: There is no shortage of farm animals that roam Sandy Pastures. You can find Longhorn cattle, Pineywoods cattle, dairy cattle, chickens, ducks, geese, pigs, goats, and barn cats. Numerous tree varieties and flowering plants have been planted to nurture the soil and enrich the farm's biodiversity as well as sustain honeybees.

Other Highlights:

- 1 Gig/1 Gig fiber internet access with high speed wifi in all buildings
- 200 solar panels – generating 65 kW of power, connected to the grid
- 24kW Generac generator
- 500-gallon propane tank
- Two water wells – a 350' and a 550' deep, providing both drinking and irrigation water
- Option to purchase turnkey with all farm animals and farm-related equipment at no additional cost



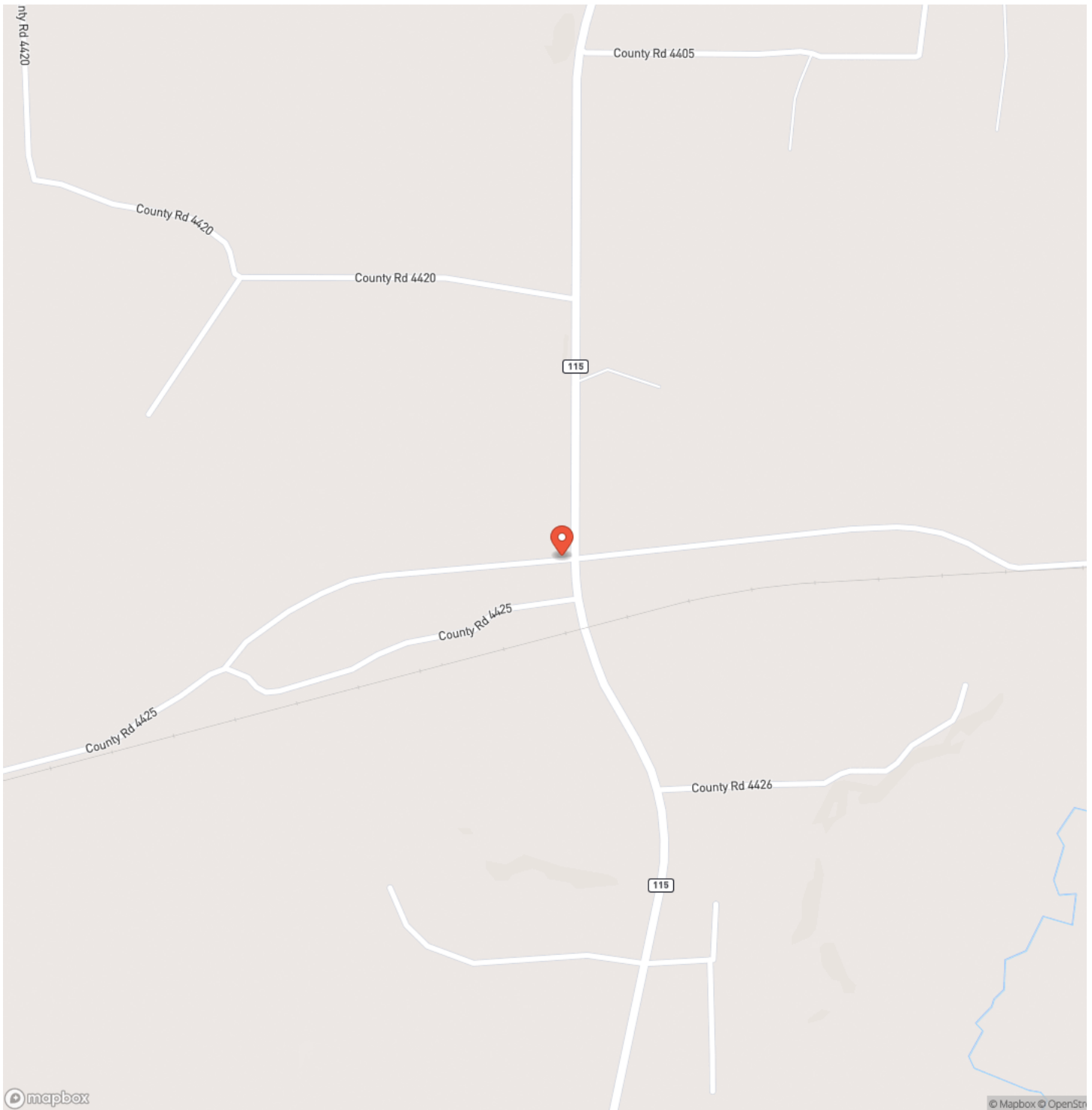
- Ag exempt, total 2023 taxes approximately \$6,200
- Community boat ramp



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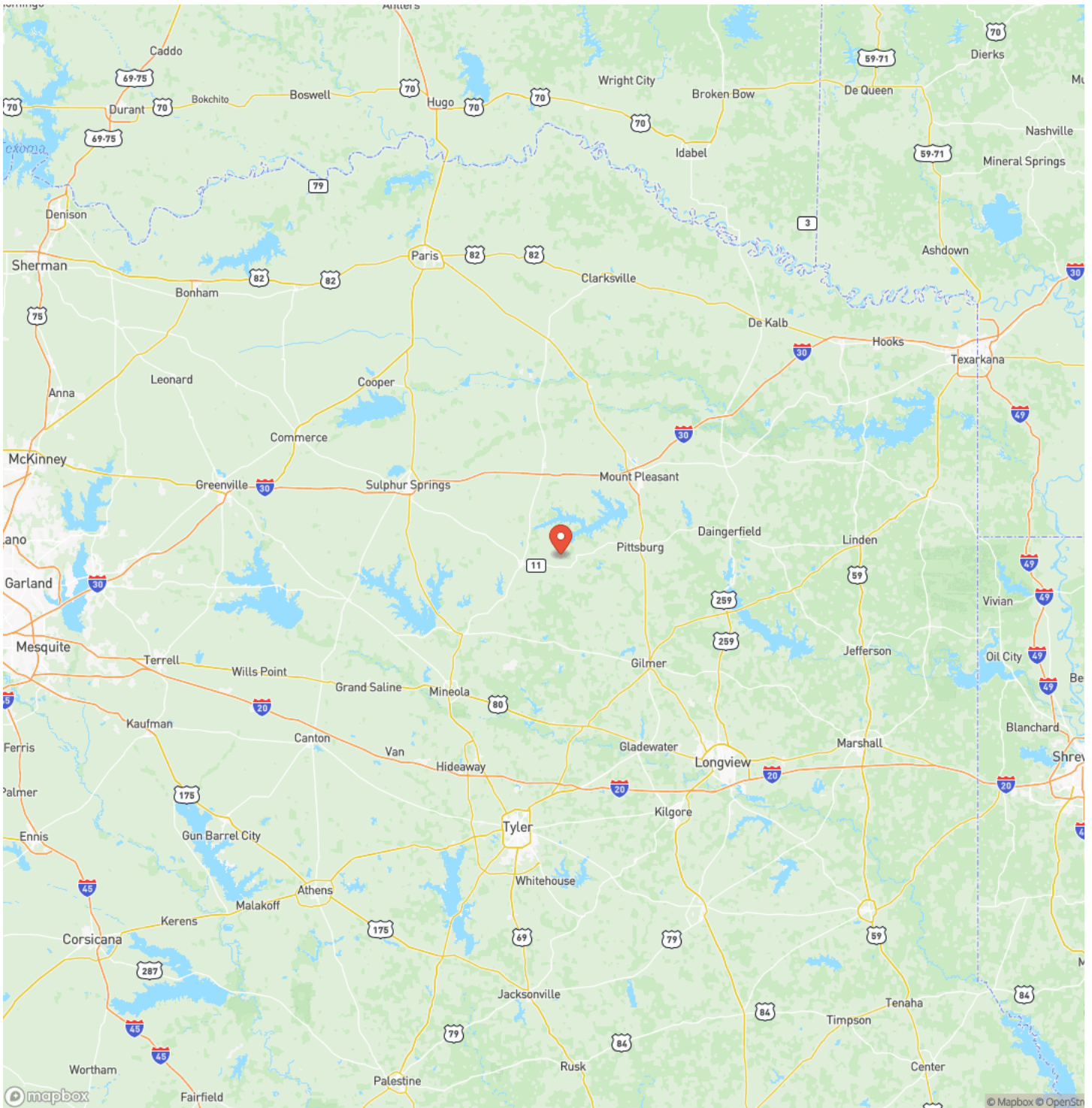


## Locator Map





## 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](http://www.ttranchgroup.com)**



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