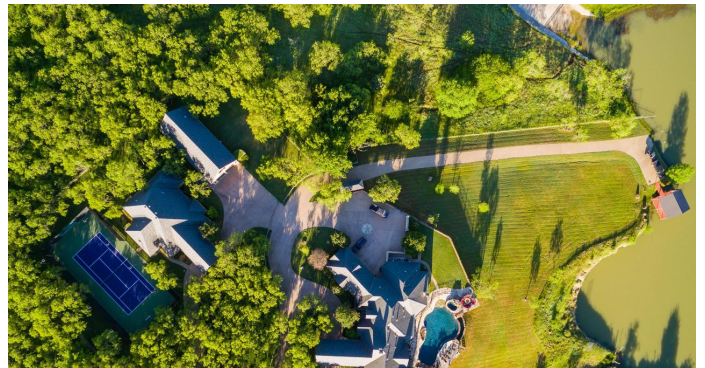


Byrum Ranch
10707 S FM 157
Venus, TX 76084

\$14,950,000
1,123 +/- acres
Ellis County



Byrum Ranch
Venus, TX / Ellis County

SUMMARY

Address

10707 S FM 157

City, State Zip

Venus, TX 76084

County

Ellis County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

32.347479 / -97.056111

Dwelling Square Feet

7000

Bedrooms / Bathrooms

6 / 6.5

Acreage

1,123

Price

\$14,950,000

Property Website

<https://ttranchgroup.com/property/byrum-ranch-ellis-texas/8263>



PROPERTY DESCRIPTION

Byrum Ranch is situated on 1123 +/- acres of versatile land 40 minutes south of Dallas and Fort Worth near Maypearl, TX. This highly improved recreational haven comes completely turnkey. The combination of high-fenced hunting, productive pastures and water provides an abundance of activities as well as peaceful tranquility. The custom-built residences are an entertainer's dream. The main home spills out into a large outdoor entertainment area complete with an infinity swimming pool overlooking the picturesque trophy bass lake below and stunning panoramic views of the horizon. The luxurious accommodations include multiple homes, a lighted tennis court, gym, racquetball court, spa, trap shooting course, separate 2400 sqft. game room, equestrian facilities, and so much more. A portion of the ranch is high fenced for enhanced hunting opportunities or wildlife viewing. The ranch also offers abundant seasonal waterfowl, dove, and riding trails. A ranch of this caliber and magnitude is extremely hard to find this close to the metroplex

Location

The property is located within the western portion of Ellis County, less than three miles northwest of beautiful Maypearl, TX. The main entrance is off of Ozro Road, but the ranch has tremendous road frontage on three sides. This ranch is 40 miles from Dallas, 40 miles from Fort Worth and 65 miles from Waco.

Habitat & Topography

The property offers a variety of mixed use habitat within the Cross Timbers Ecoregion. The majority of the ranch is a blend between improved grass pastures, heavily wooded areas with trees and brush indigenous to this area and consists of various clay soils. The expansive pastures produce over 1,000 round bales during an average year. Extensive improvements have been made to the environment around the residence and in other areas of the ranch. The main body of the ranch has approximately 90 +/- Ft in elevation changes consisting of rolling topography and several good viewpoints. Boggy Branch and Armstrong Creek converge along the western boundary of the ranch to create a seasonal wetlands area that draws waterfowl in the winter.

Wildlife & Hunting

This is one of the premier hunting ranches in the area. Several excellent blinds and feeds are situated within a 500 +/- acre game fenced portion of the property featuring 200"+ class white-tailed deer. Highly improved Kansas white-tailed genetics have been introduced to the ranch, and the wildlife has been strictly managed under the Texas Parks and Wildlife Management Lands White-Tailed Deer Program. The ranch also offers abundant opportunities in the pursuit of dove, turkey, duck, pigs, and varmints, as well as a 15-acre sunflower field.



Water & Fishing

This property has superior surface and subsurface water for the area. There are 9 bodies of water that hold fish all varying in size including those of approximately 7.5, 5, 4, and 2 acres. The 5-acre lake is roughly 30' deep, includes a concrete reinforced dam to prevent erosion, boat house and concrete boat ramp, and produces bass up to 9 pounds. There are two additional boat ramps located on the 7.5-acre lake and the 2-acre lake. Multiple smaller ponds, tanks, and additional water sources are found within the individual cross fenced pastures and throughout the ranch. On the ranch, there are 7 water wells. Two wells can be used to supplement the lake below the main home, and one is outfitted with an auto switch. The homes are on well water with a reverse osmosis system, and the landscaping is irrigated from the house lake.

Homes

Byrum Ranch has plenty of room for your family and guests.

Main Residence -

This beautiful custom home is approximately 7,000 sqft with 6,568 of air-conditioned space. It includes 5 bedrooms, 5 full bathrooms, and 2 half bathrooms. Built approximately 9 years ago, it has been updated to a fully automated smart home with Alexa controls and security system. The foundation is a combination of slab, steel and piers drilled 40" down. As you enter the home you will notice the endless custom touches, including the large wooden beams imported from Pennsylvania, exotic granites, a chef's kitchen with top of the line appliances, hidden wine cellar and cigar room, 3 car garage with heating and cooling, 12" concrete walled safe room, outdoor grill station, fire pit, infinity pool, hot tub, copper gutters and insect misters.

Rec Center -

A matching building of approximately 3,800 sqft with 2 bedrooms and 2 full baths. Features a loaded gym, indoor racquetball court, full kitchen, steam room, full spa, tanning room, 12' x 10' walnut lined gun room, outdoor grill station and lighted tennis/basketball court.

Entertainment Space -

A one of a kind entertainment space comprising approximately 2,400 sqft. This building includes one half bath, a half kitchen, arcade, gaming tables, numerous individually operated TV's, cigar smoke ventilation, retractable bay doors for open air conversion, and more. The upstairs contains an additional 2,400 sqft of air-conditioned storage space.

Bass Cabin -

3 bedroom and 2 bath cabin located on a productive 2-acre fishing lake.



Ranch Foreman's House -

3 bedroom and 2 bath stone home with 2 car garage. Located near the hay barn and shop.

Rental Home -

This 3 bedroom and 2 bath house includes a large den, full kitchen, garage, new flooring, and paint. It is located along FM 157 and is currently being rented out, but can be used for additional overflow if needed.

Other Buildings

Metal Shop - 100' x 200' with concrete flooring. Includes 2 office spaces, two bathrooms and a break room. With hanger doors, it's a great setup for equipment storage as well as a wonderful entertainment space to host live music, dancing, and good times.

Metal Hay Barn and Equipment Storage - 100' x 200'.

Equestrian Barn- Includes 8 stalls, feed room, tack room and washroom.

Covered game cleaning station complete with walk in freezer and a large outdoor smoker.

Other Improvements

Highlights include:

- Entrances - Impressive stone entry with an electric iron gate
- Paved roads
- Professional landscaping and multiple decorative bronze statues
- Fully integrated video monitoring and security system throughout a large portion of the ranch
- Cattle pens
- Miles of pipe fencing sunk 5' into the ground
- 9 station trap and rifle range
- Fuel storage



- Gravel pit
- Self-tuning 1.3-liter Kohler generator powered by a 454 Chevy engine

Taxes

The property is under an agricultural tax exemption.

Other

The property is being offered turnkey including furnishings and equipment.

The seller believes to own 100% of the minerals and will convey 50% of the owned minerals based on a qualified offer.

There is one pipeline easement that runs through the property with 3 buried pipelines.

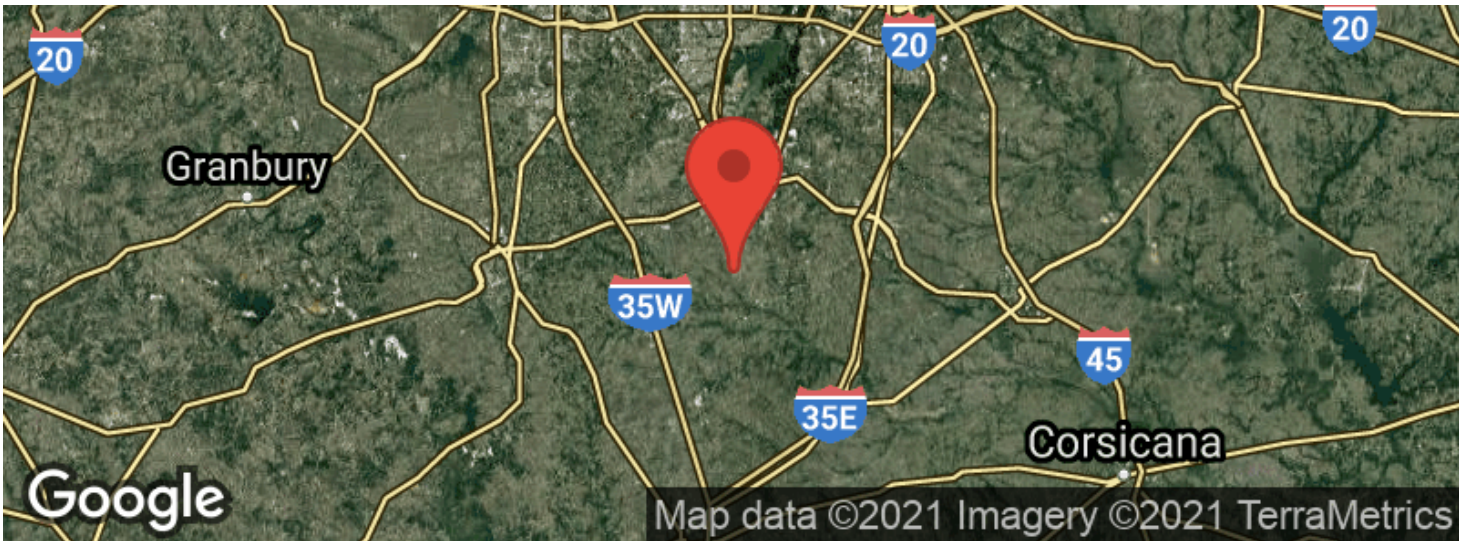




Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Dallas, TX 75219

NOTES

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

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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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