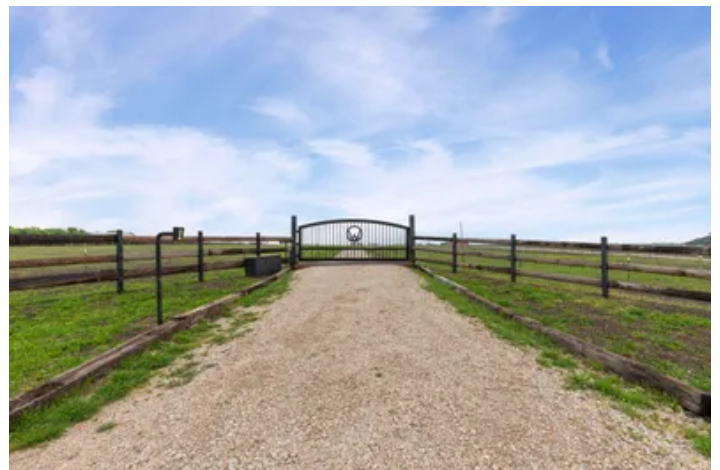


Waxahachie Estate
201 West Road
Waxahachie, TX 75165

\$1,999,000
50± Acres
Ellis County



Waxahachie Estate
Waxahachie, TX / Ellis County

SUMMARY

Address

201 West Road

City, State Zip

Waxahachie, TX 75165

County

Ellis County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

32.305636 / -96.789889

Dwelling Square Feet

4000

Bedrooms / Bathrooms

3 / 3.5

Acreage

50

Price

\$1,999,000

Property Website

<https://ttranchgroup.com/property/waxahachie-estate-ellis-texas/79288/>



PROPERTY DESCRIPTION

Description:

Situated on approximately 50± acres in Ellis County, TX, the Waxahachie Estate offers the perfect balance of privacy and convenience, providing a peaceful rural escape just minutes from the metroplex. Beyond the gated entrance, a scenic driveway winds through the property, leading to a beautifully designed 4,000 sqft home and a spacious 3,100 sqft shop. The property's meticulously maintained coastal pastures create a breathtaking backdrop, enhancing its serene and picturesque appeal. Thoughtfully designed and impeccably cared for, the Waxahachie Estate presents endless possibilities to bring your vision to life.

House:

This stunning house, built in 2020, boasts a generous 4,000 square feet of modern living space, thoughtfully designed for both comfort and style. With three spacious bedrooms and three and a half baths conveniently located on the main floor, it offers an ideal layout for families or entertaining guests. Large windows flood the open-concept living area with natural light, highlighting the sleek finishes and contemporary architecture. The gourmet kitchen features state-of-the-art appliances and ample counter space, making it a chef's dream. Adding to its charm is a beautifully designed wrap-around porch that not only enhances the home's curb appeal but also increases the total square footage to an impressive 5,100. This inviting outdoor space serves as a perfect backdrop for relaxation and gatherings, making this home a true oasis. The foundation of the house is an Eyncon concrete slab, engineered to be guaranteed for life, with the warranty transferring over to the new owners.

Shop:

This spacious 3,100 square foot shop is a versatile haven for both work and leisure. Designed with functionality in mind, it features a fully equipped gym, allowing for convenient workouts without leaving the premises. A dedicated feed room caters to agricultural needs, while the expansive RV storage ensures that your recreational vehicles are protected and easily accessible. The shop boasts five large garage doors, providing effortless entry and exit for vehicles and equipment. Additionally, a full bath adds practicality to the space, making it comfortable for long hours spent working or exercising. With its thoughtful layout and essential amenities, this shop is perfect for anyone seeking a blend of productivity and relaxation.

Land:

The 50-acre expanse of land is a picturesque and well-maintained property, boasting new fencing that was installed in 2022, ensuring durability and security. The manicured pastures present a lush and vibrant landscape, ideal for livestock grazing and hay production. This fertile ground, characterized by Houston Black clay soil with gentle slopes of 1 to 3 percent, yields an impressive annual output of approximately 100 round bales of hay, harvested an average of three times per year. The combination of careful management and rich soil contributes to the land's productivity, making it a valuable asset for agricultural endeavors.

Location:

Nestled in a prime location, the property is conveniently situated just 36 miles from downtown Dallas, offering easy access to the vibrant urban amenities of the city. Additionally, it is 51 miles from Fort Worth, providing residents with the charm and attractions of another major Texas city. For those seeking a smaller-town atmosphere, downtown Waxahachie is a mere 7 miles away, showcasing local shops, dining options, and community events. This strategic positioning allows for a perfect blend of rural tranquility and urban convenience, making the property an ideal retreat.

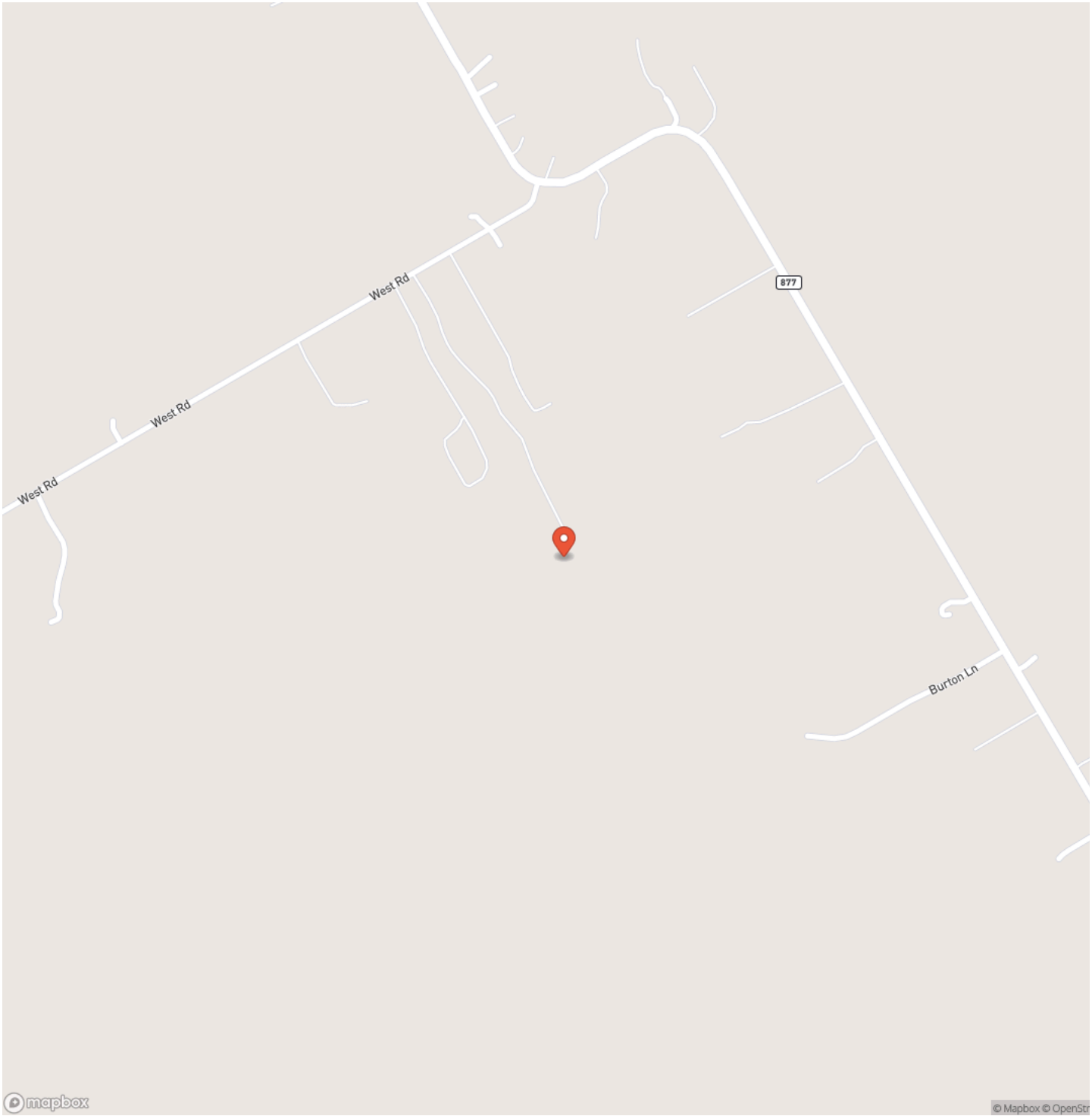
Minerals:

Contact broker for details.

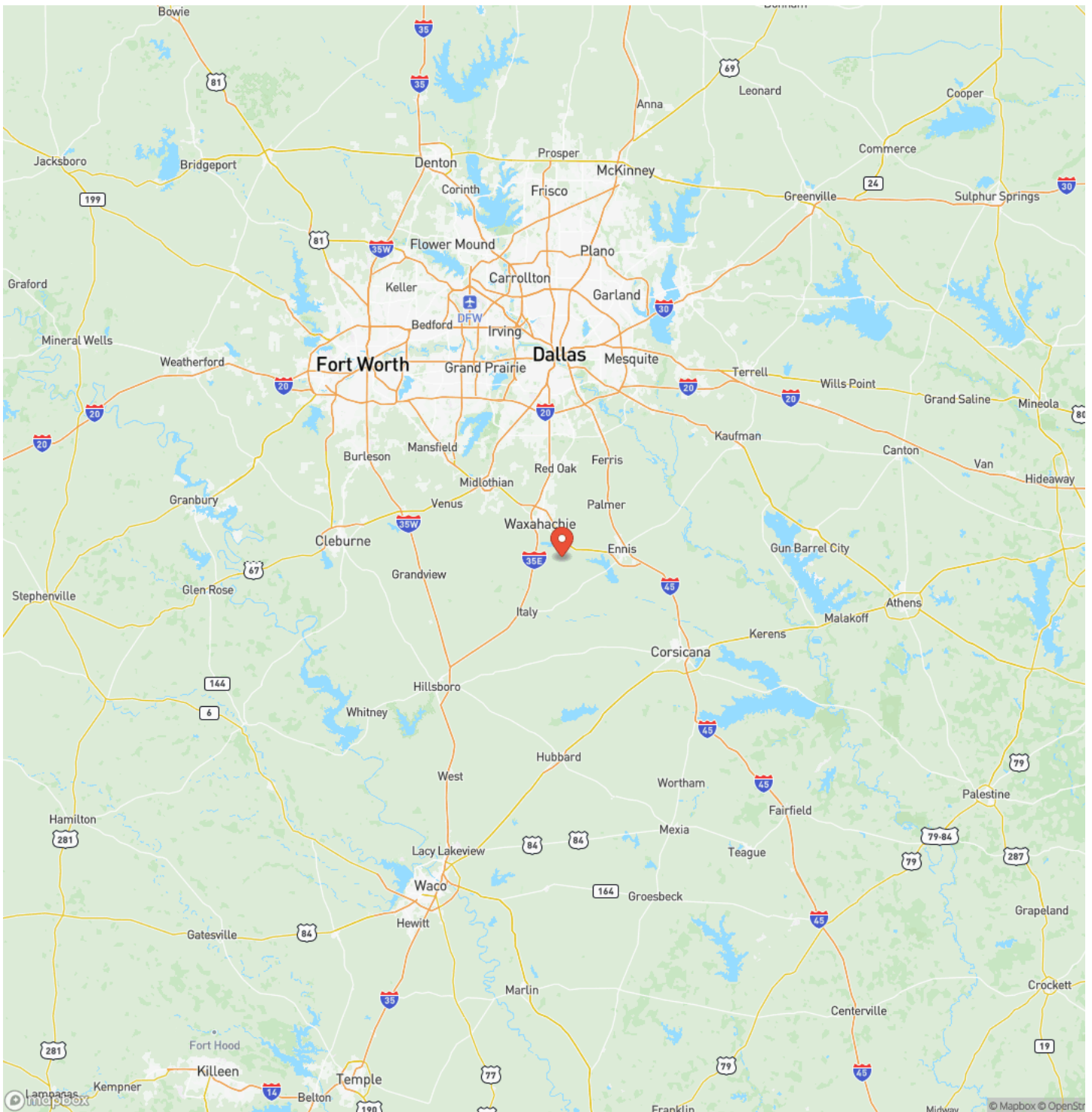
Waxahachie Estate
Waxahachie, TX / Ellis County



Locator Map



Locator Map



Satellite Map



Waxahachie Estate
Waxahachie, TX / Ellis County

LISTING REPRESENTATIVE

For more information contact:



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3131 Turtle Creek Blvd.

City / State / Zip

NOTES



MORE INFO ONLINE:

www.ttranchgroup.com

This image shows a single 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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