



# SANDY PASTURES

**36 +/- Acres | Scroggins County, TX**  
**Listed at \$1,600,000**

## Description:

Sandy Pastures Farm is a turnkey 36 +/- acre homestead on the shores of Lake Cypress Springs with private lake access. The property offers a custom main residence, expansive barns and many improvements, all less than 6 years old. 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 three sides: Hwy 3007, Swannerland Drive, and Mark Circle.

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## Main Residence:

The main home is a custom barndominium 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

## Workshop:

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

## Additional Buildings/Amenities:

- 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

## Water:

Lake Cypress Springs is a 3,461-acre reservoir in northeast Texas, approximately 90 miles east of Dallas, Texas. The lake is used for recreational, municipal, and industrial purposes. In 2011, Lake Cypress Springs was rated one of "The 10 Best Lakes to Call Home" according to D Magazine.



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## Farm Life:

There is no shortage of farm animals that roam Sandy Pastures. You can find Longhorn cattle, Pinewoods cattle, dairy cattle, horses, chickens, pigs, and goats. 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
- 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
- Ag exempt



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