

GG Ranch, 107+ AC, Home, develop ...

29795 N US Highway 281, Morgan Mill, TX 76401



Presented By:
FirstLight Commercial Real Estate



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Property Details

Rare and beautiful Views, many improvements and extras including:

107.35 AC with 3-4 1/2-2 custom built home in 1995-6 (later renovated 2004) with stone retaining walls, expansive views, many nice touches (in & outdoor) including pool with separate round seating; 2 tiered cantilevered overlook of The View facing west; outdoor seating areas to enjoy The View; wood finishes and many custom touches within, screened porch, balcony, etc

Entry gate with keypad security and timed automatic closure

Front to back well-built gravel road with low water crossing any vehicle can drive with further ability to drive perimeters in a hardier vehicle

Fenced, cross-fenced with 3 pastures, 3 ponds, 3 water wells (1 well is solar for cattle/horses/wildlife open both sides of cross fence); abundant wildlife

Live oak tree grove and many other tree species; Agronomist planned Love grass & blue stem pastures; beautiful undulating terrain

Large round outdoor fire pit with ledge seating (protected wood storage within)

Livestock pen & shed; luxury deer blind; 3 deer feeders; outside storage, well house with fish cleaning area, etc.

Current Agricultural exemption keeping taxes very low

Price: \$1,495,000

- Fronting U.S. Hwy 281 approx 55 minutes west of Fort Worth allowing potential development
- Spectacular Views from undulating terrain, cantilevered 2 tier overlook, balcony, screened porch

▪ Extensive improvements including road, 3 wells, 3 ponds, fencing, cross fencing, special grasses, automatic keypad gate, etc

▪ Home is perfect for entertaining clients, friends, family; with pool, overlook, screened porch, balcony, garage RR, ability to finish-out more space

- Abundant Wildlife can be viewed while in plush deer blind by deer feeders, ponds, high points, etc
- Develop &/or enjoy - this is 1-of-a-kind property with too many features to list

View the full listing here: <https://www.loopnet.com/Listing/29795-N-US-Highway-281-Morgan-Mill-TX/15692141/>

Price:	\$1,495,000
Property Type:	Land
Property Sub-type:	Commercial
Proposed Use:	
Sale Type:	Investment or Owner User
Total Lot Size:	107.35 AC
No. Lots:	2

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Location



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Property Photos



View Image-65



Image-6

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Property Photos



AERIAL



ABOVE: Aerial Map

BELOW: Topo Map

Aerial & topo

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Property Photos



Aerial labeled

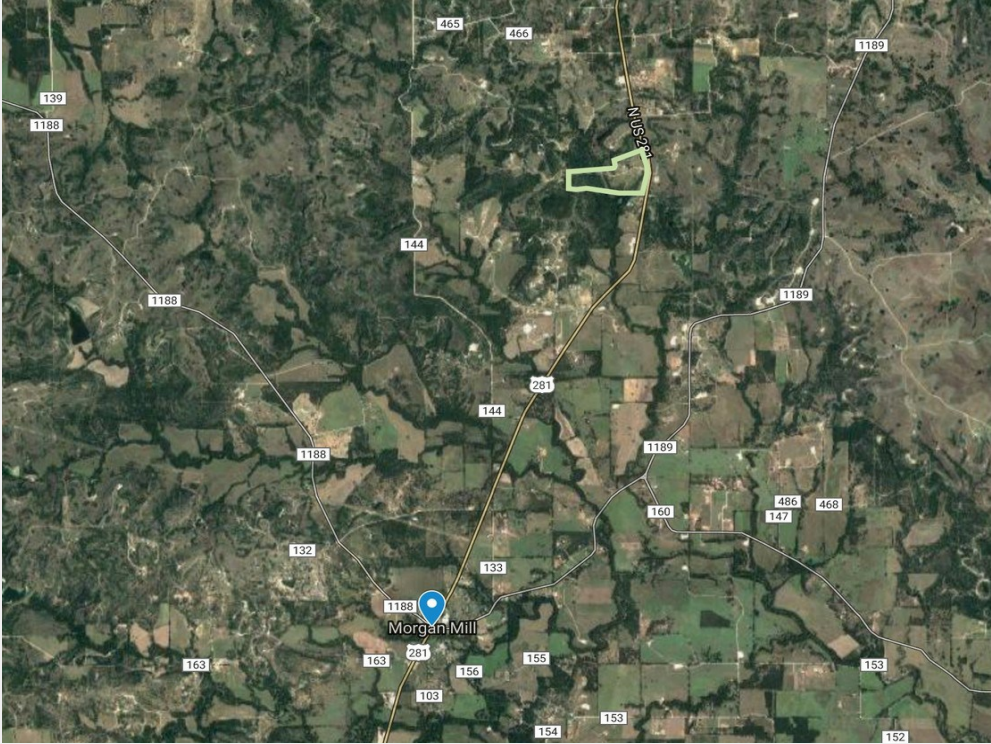


Aerial around house

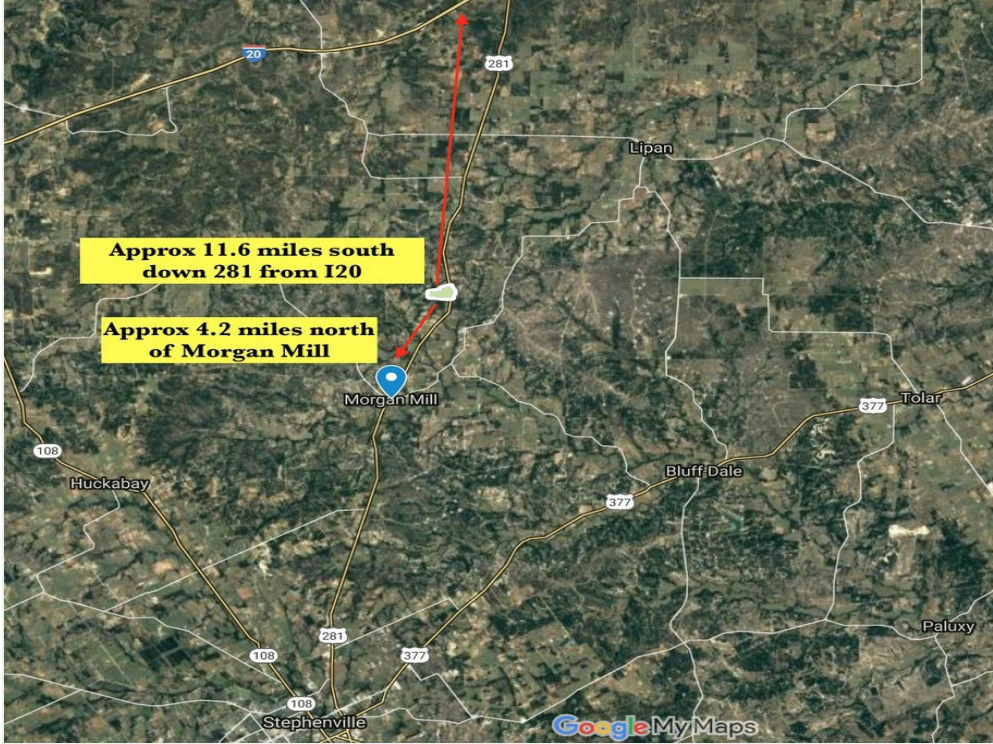
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Aerial - from Morgan Mill

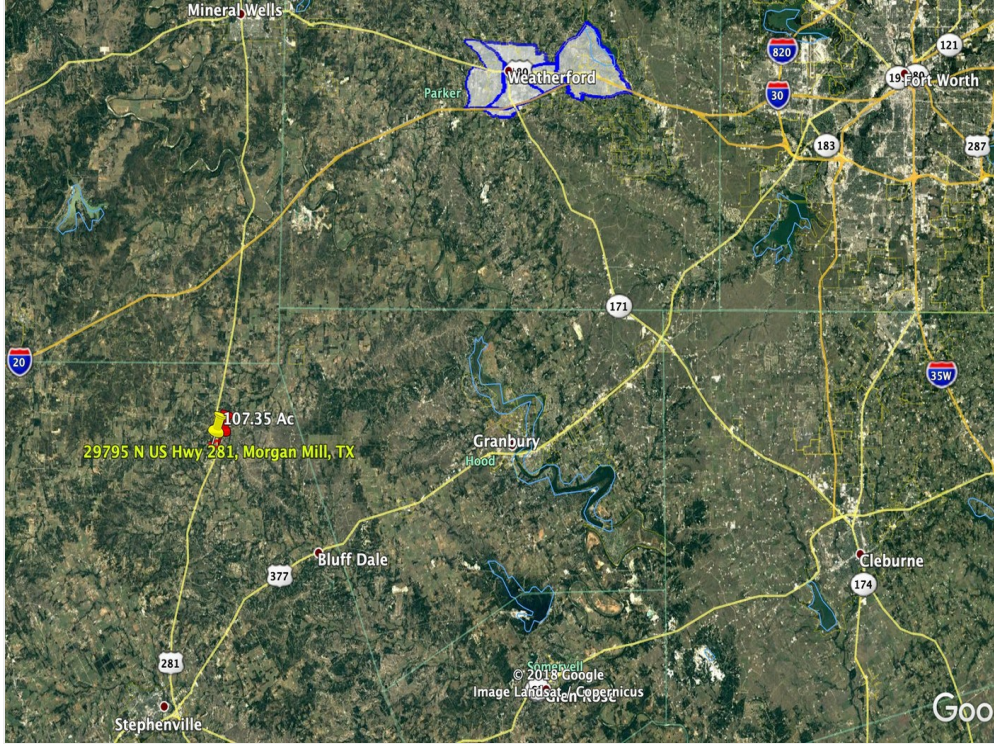


aerial miles from I20 & Morgan Mill, TX

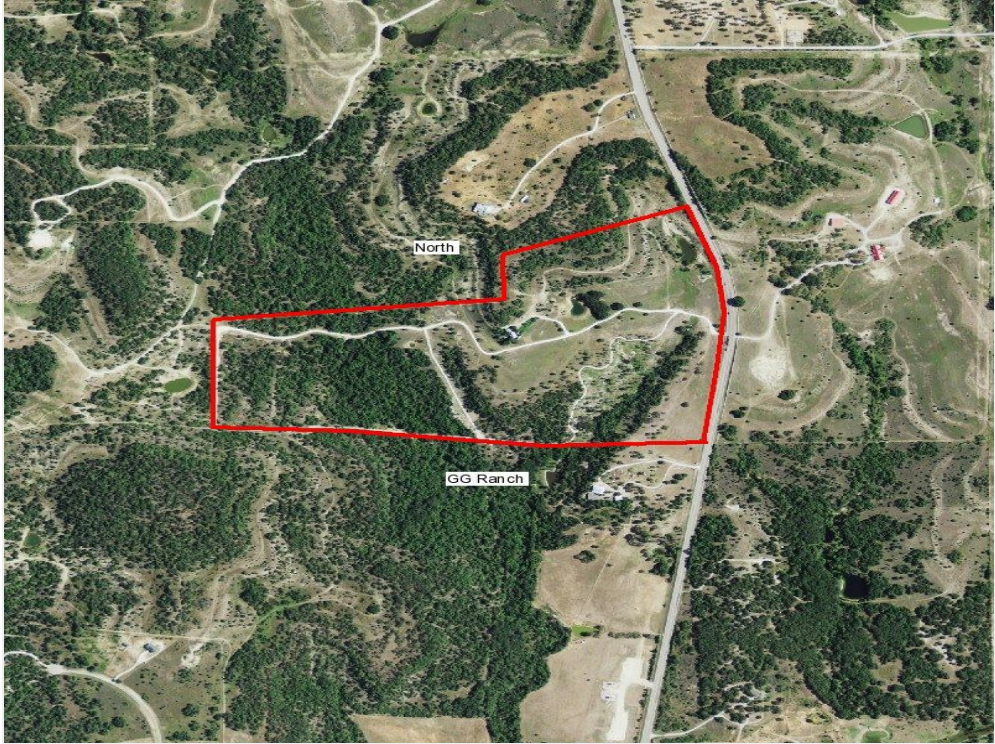
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Property Photos



aerial, FW, Wthfrd, Cleburne, Mineral Wells

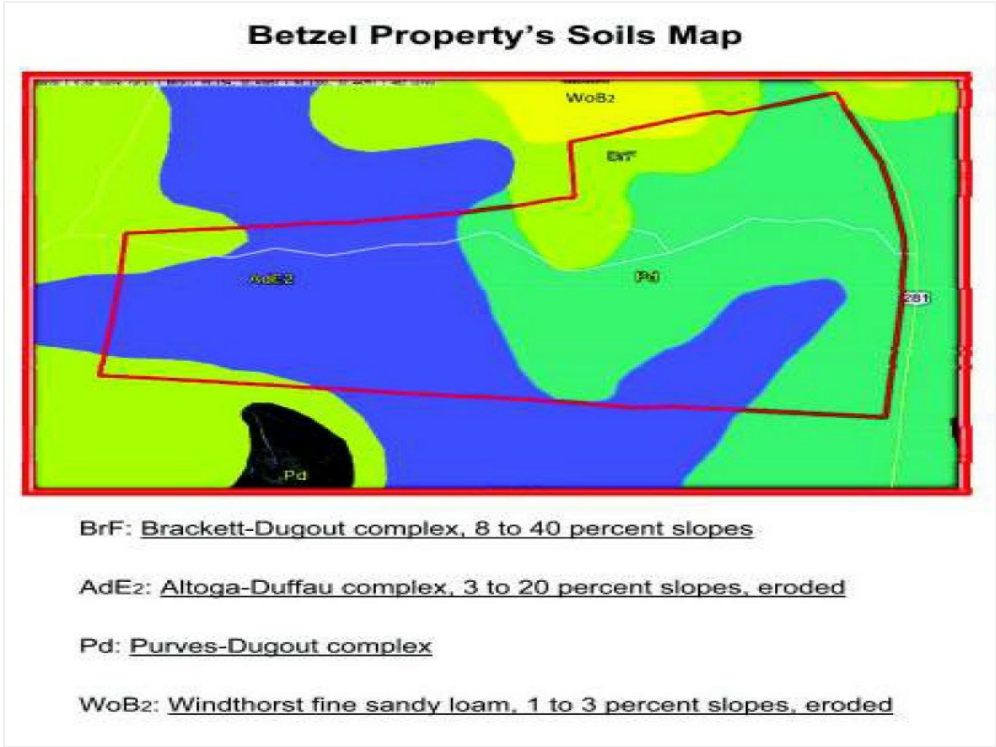


GG Ranch Aerial

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Property Photos



Soils map

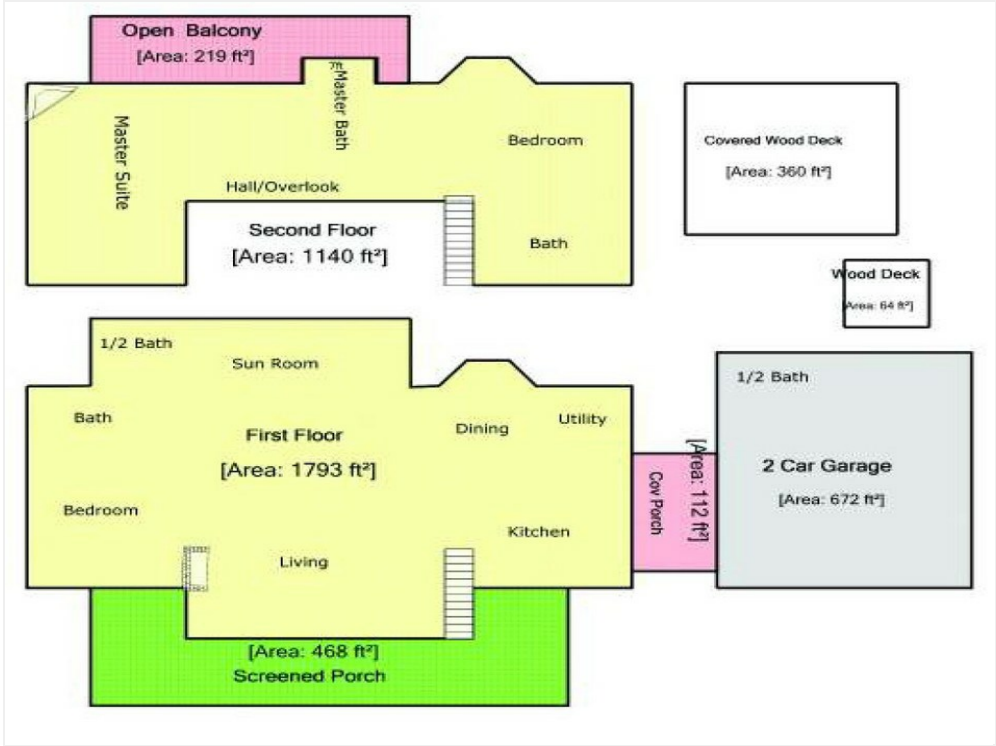


topo

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Floor plan



House Image-15

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front of house Image-14



Love grass Image-1

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Image-4



Image-8

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Image-49



Image-46

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Property Photos



master downstairs



Image-18

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Property Photos



Master upstairs



Image-74

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Property Photos



Image-71



Image-69

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