



BOBBY NORRIS

FARM & RANCH REALTY, L. L. C.

"A Cut Above the Rest"

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— FEATURE PROPERTY —

***AUCTION *** NOVEMBER 7 - 1:00 PM - CALL FOR DETAILS



SULPHUR SPRINGS

\$349,900

28.520 acre, ready-to-go horse breeding facility. Property has 3 barns, a 40x60 hay barn w/shavings storage, concrete trailer parking, 40x100 show barn w/wash rack heated w/exhaust fans & office, a 172x80 breeding barn w/huge roll back windows, collection area, lab room, office, riding area, heavy pipe stalls that may be opened for huge foaling stalls, several paddocks w/lanes to breeding barn. Horse barns have fly systems. (From Sulphur Springs, take I-30 west to first exit past SH 19.)



CANTON \$725,000

Commercial potential. 39.25 acres on I-20. Complete horse training & breeding facility, arena, roping chute, 150' round pen, 50' enclosed round pen, hay barn, mobile home foreman's home, great show barn w/20 stalls, office, feed storage, restroom, wash rack, breeding & collecting room, workroom, 8 stalls have outside turnouts, several turnout pens, great bermuda & mixed grass pasture w/streams. Lovely 3/2/2CP home near Canton Trade Days.



KAUFMAN \$345,000

Stunning brick and stone custom home, split master with his and her vanities, jetted tub, huge walk-in closets. Large open living space, attached guest quarters, with 1 bedroom efficiency with bath and separate entrance. The kitchen is open with Corian countertops, all electric appliances, ceramic tile and more.



POSSUM KINGDOM \$119,500

Step back in time to this charming lake front cottage w/private 120' pier to floating covered dock. Screened-in porch could easily convert to add'l bedroom or living space. Fenced yard w/storage bldg. and mature shade trees. From Weatherford, be on the lake in less than an hour skiing, fishing from your own dock or just relaxing as the sun goes down on this beautiful Texas lake. Affordable vacation home close enough to visit every weekend.



SULPHUR SPRINGS \$440,000

3,720 SF two story colonial house that has been completely remodeled this year. It has granite countertops, marble tile floors, new paint and carpet throughout, a large kitchen with island, with plenty of dining and entertaining areas, 4 bedroom, 3.5 bath. This property would make a beautiful horse property on 19± acres with pipe fence and easy access to I-30, only 80 miles east of Dallas. Owner will give \$5,000.00 decorating allowance.



PRAIRIEVILLE \$249,900

4/4 on 10.85 acres. Horse barn, large living room/dining room combination, large den/office combination, fenced, new carpet, new tile in all bathrooms, 2 storage buildings, 5 car carport. Make offer. Owner finance.



SEAGOVILLE \$905,000

202 acre tree and plant farm. 14,000+ trees, mostly live oak, red oak, bald cypress, Bradford pear and crepe myrtle. 12 greenhouses (43,440 SF), structural steel frame, beds for 200,000 plants and irrigation system. Property borders Trinity River. There are large deer, and dove and quail hunting is allowed. Gravel on property has not been mined. There are cross roads for easy access to trees of which many are suitable for harvesting.

**For A Great Lawn in the Spring,
Plant Bermuda Sod in the Fall.**

**\$75 At the Farm • \$85 Delivered
\$115 Planted**

**GRIDER TURF FARM
903-312-6381**