

Little Caney Creek Ranch Features

Ranch Features

- Approx ½ mile of lakefront on Lake Fork Reservoir
- Mixture of open fields and wooded area
- Three livestock ponds with Trex dock on one pond
- Over ½ mile of cement driveway through ranch with north and south entrances
- 9,100 ft. white pipe fence with wagon wheel accents
- Gate announcements for north and south gate
- Spacious Trex wood dock and cement boat ramp on lake
- Two water sources (city main and 450 ft. deep artesian well with simple conversion)
- Three electric meters
- Underground utilities

Home Features and Furnishings

- Built 1995, a 4500 sq. ft. Florida-style house (3,200 interior sq. ft.)
- Designed 60 degrees of North-Frank Lloyd Wright™ with maintenance free Butler Stone exterior
- Steel construction with steel studs, foam wall insulation, and double ceiling/roof insulation
- Cantilever foundation platform
- 4 skylights with (2) skylights that can be opened manually
- Thirteen energy-efficient double pane sliding glass doors
- Full solar screen wrap-around veranda
- Private guest room with outside entry
- Geothermal heating and cooling
- LED color changing lights around main house eaves
- Norpro 15 kw diesel generator on trailer (home back-up power)
- Fiber-optic internet
- Commercial floor tile
- Nylon carpet
- Double-sided film on windows on South and West side
- Marathon water heater-heated by geothermal
- Top of the line appliances - sub-zero 32 cubic ft. built in refrigerator, Miele dishwasher, Miele convection microwave oven, Miele steam oven, Miele warming drawer, Gaggenau solid surface cook top, Miele counter-top coffee maker, Viking heavy duty trash compactor, and Uline 24 bottle wine cooler

- **Owner's suite** with furnishings: king-size Teak wood headboard and bed frame with two nightstands, very high-end Daiwa massage chair with Bluetooth sound system, 55" tv with custom wall mount, Danish modern Teak wood six drawer and three drawer dressers
- **Second bedroom**-queen size Teak wood sleep number bed with attached nightstands, tall Teak wood five drawer dresser, (4) gray office shelving units, desk and chair, and 50" wall mount LED tv,
- **Guest bedroom**-queen size sleep number mattress, Teak wood frame with attached nightstands, LED tv, and closet storage shelving
- **Living room**-modern black leather ensemble; (2) couches, (2) recliners, (2) bar stools
- Ethanol fireplace with (4) black leather Barcelona chairs
- Custom 6 ft. granite coffee table with mounted 4K projector tv.
- Granite end table
- Revel high-end 5.1 channel sound system
- Danish teak dining room credenza
- **Main office**-(2) person granite workstation with gray and tan leather chairs, (2) wood filing cabinets, and 50" LED wall mounted tv
- **Second office**- custom office desk with chair and wall shelving

Swimming Pool

- 32,000 gal. seashell-shaped swimming pool, with beach entry, waterfall, and shade tarps
- 3,000 sq. ft. *Cool-Crete* decking
- 16 Custom metal decorative palm trees around pool and house (several with lighting)
- Metal fish artwork
- Outdoor kitchenette with gas pizza oven, refrigerator, and cold-water bar sink
- Homecrest all aluminum mesh Florida outdoor furniture: (2) bar stools for pool bar, (2) lounge chairs, (4) end tables, (1) 43" X 77" glass top table with six chairs, (1) 48" glass round table with four chairs, (1) custom granite table with palm tree with lights in the center of table, (4) swivel bar stools with shade cover, (2) high-back rocking chairs, (1) 39" X 39" metal table with two chairs, (1) 2-person rocking lounge swing

Other Structures

- 7,000 sq. ft. shop (4,000 sq. ft. enclosed), has one fully furnished bedroom apartment with full-sized kitchen (suitable for renting)
- 800 sq. ft. fully furnished two-bedroom cabin with full kitchen (suitable for renting)
- Enclosed horse barn and three-open air barns.

Ranch Machines and Shop Equipment

- John Deere 5420 81 hp, 4-wheel drive, tractor with front-end loader and sunroof
- John Deere Z930A commercial 60" zero turn mower
- (2) John Deere 850 diesel 2-seater utility vehicles with metal work bed and sunroof
- 300 gal. farm diesel tank with power pump
- Large Ingersol Rand built in shop air compressor system
- Green 18 ft. heavy duty 4-wheel shop trailer
- Green 16 ft. light duty 4-wheel trailer
- Heavy duty 12 ft. tall-sided dump trailer
- 6 ft. bush hog
- 300 gal. presser washer on 16ft. trailer with 100 ft. hose and gun
- Miller Mig welder and plasma cutter
- Craftsman Large toolbox on wheels with tools
- Kenmore ice machine
- D.R. leaf and lawn vacuum
- Small work trailer and 5 X5 trailers for use with utility vehicles
- Assorted ladders, small tools, cordless tools, chain saws and shop vac

Terror Trails

- \$1,000 leaseback cost to Sabine River Authority
- Very profitable for 10 days a year
- Open every Friday and Saturday in October and Halloween
- Advertises on Facebook and Google
- All Terror Trails equipment, shelving, costumes, and props