



FARM & RANCH

# STUNNING PROPERTY ON 18 ACRES

178 Private Road 3589 – Paradise, TX



STEPHEN  
REICH GROUP  
WILLIAMS TREW REAL ESTATE

Williamstrew<sup>☆</sup>

A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY

## DESCRIPTION

Welcome to your own slice of Texas paradise! This property offers the perfect blend of rural tranquility and modern convenience. The heart of the home is a spacious open-concept living, dining, and kitchen area, featuring a coffee bar and a large walk-in pantry for effortless entertaining and daily comfort. Built-in desks provide convenient workspace options in the dining room and a guest bedroom that would make perfect office. The recently remodeled primary bath includes dual sinks and an expansive walk-in shower. Each guest bedroom provides excellent storage, with one boasting two closets and another a roomy walk-in closet. Outdoors, the property is fully fenced and cross-fenced with durable pipe top rail no-climb fencing, ideal for livestock and horses. The three-car oversized garage also houses a 30 x 36 foot storage room. There are three doors with openers, plus a 14.5 x 36 foot climate-controlled wood shop with foam insulation and a dust collection system. Horse enthusiasts will appreciate the three-stall shed row horse barn complete with a separate tack and feed room, while the 30 x 40 ft tractor trailer barn provides ample space for equipment. For outdoor training or recreation, a 130 x 250 foot lighted arena with a Priefert squeeze chute and attached working pens is ready for action. The well house features new piping, a new pressure tank, and bat insulation, and all outbuildings are fully equipped with electricity. There is a second set of complete utilities already in place on the property. You will also enjoy high-speed fiber internet, mature trees, and landscaped areas, while the covered patio and breezeway offer a shaded retreat for relaxation. This property has it all—don't miss your chance to own this exceptional ranch in Paradise!

## LOCATION

CITY Paradise  
County Wise  
Schools Paradise ISD  
Driving Directions GPS friendly to 178 Private Road 3589, Paradise, TX 76073.

## OFFER SUMMARY

List Price \$1,175,000  
Lot Size 18.59 acres  
Utilities Co-op Electric, Septic, Well

## HIGHLIGHTS

130X250 LIGHTED ARENA

3-STALL SHED ROW HORSE BARN

14.5 X 36 SEPARATE TACK AND FEED ROOM

30 X 40 FT TRACTOR TRAILER BARN

CLIMATE-CONTROLLED WOOD SHOP

PRIEFERT SQUEEZE CHUTE



## LISTING PRESENTED BY:

**STEPHEN REICH**  
817-597-8884  
stephen.reich@williamstrew.com



**WilliamsTrew**   
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

**PROPERTY WEBSITE LINK:**  
[stephenreichgroup.com/20765896](http://stephenreichgroup.com/20765896)



# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



# PROPERTY PHOTOS



# AERIAL MAP



# CONTOUR LINES & FLOODPLAIN

