

ROLLING HILLS RANCH-DECATUR, TEXAS
189 Nautilus Court
Decatur, TX 76234

\$2,162,421
31± Acres
Wise County



ROLLING HILLS RANCH-DECATUR, TEXAS

Decatur, TX / Wise County

SUMMARY

Address

189 Nautilus Court

City, State Zip

Decatur, TX 76234

County

Wise County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

Latitude / Longitude

33.277413 / -97.403971

Dwelling Square Feet

4,704

Bedrooms / Bathrooms

5 / 2

Acreage

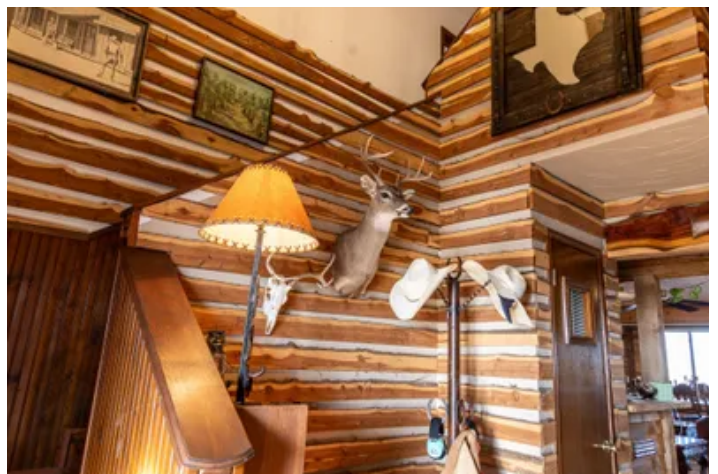
31

Price

\$2,162,421

Property Website

<https://ranchrealestate.com/property/rolling-hills-ranch-decatur-texas/wise/texas/97719/>



PROPERTY DESCRIPTION

Welcome to your private North Texas ranch retreat-perfect as a full-time residence, weekend getaway, or exceptional family gathering property. Spanning **31 picturesque acres**, this remarkable ranch offers a rare blend of peaceful country living with modern convenience, located **less than 25 minutes from Denton and the DFW Metroplex**.

At the heart of the property is a **6-acre stocked lake**, ideal for trophy fishing and quiet afternoons by the water. Gently rolling pasture provides ample space for **cattle or horses**, making this property as functional as it is beautiful.

The **4,704 sq ft two-story ranch home**, built in a charming **log-cabin style**, features **5 bedrooms and 2.5 bathrooms**. Inside, the open-concept main level is designed for both comfort and entertaining. The kitchen offers **granite countertops, a large center island, and abundant cabinetry**, flowing seamlessly into the expansive living and dining areas. **Oversized windows** fill the home with natural light and showcase stunning countryside views, while a **wood-burning stove** adds warmth and rustic charm. The large dining area easily accommodates big family gatherings and guests.

Upstairs, a spacious multipurpose room currently serves as a **media, game, and entertainment space**, offering endless flexibility.

Just steps from the home sits an impressive **5,000 sq ft barn**, fully equipped with **central heating and air** and a **complete kitchen**. Presently used for large gatherings and entertainment, this space offers unlimited potential-whether as a **workshop, classic car garage, event venue**, or, with minor renovations, an **upscale, climate-controlled horse barn with stalls**.

The grounds surrounding the home and barn are beautifully maintained, featuring a **manicured lawn, arched driveway, elegant nighttime lighting, and multiple water features**, creating a luxurious outdoor country atmosphere.

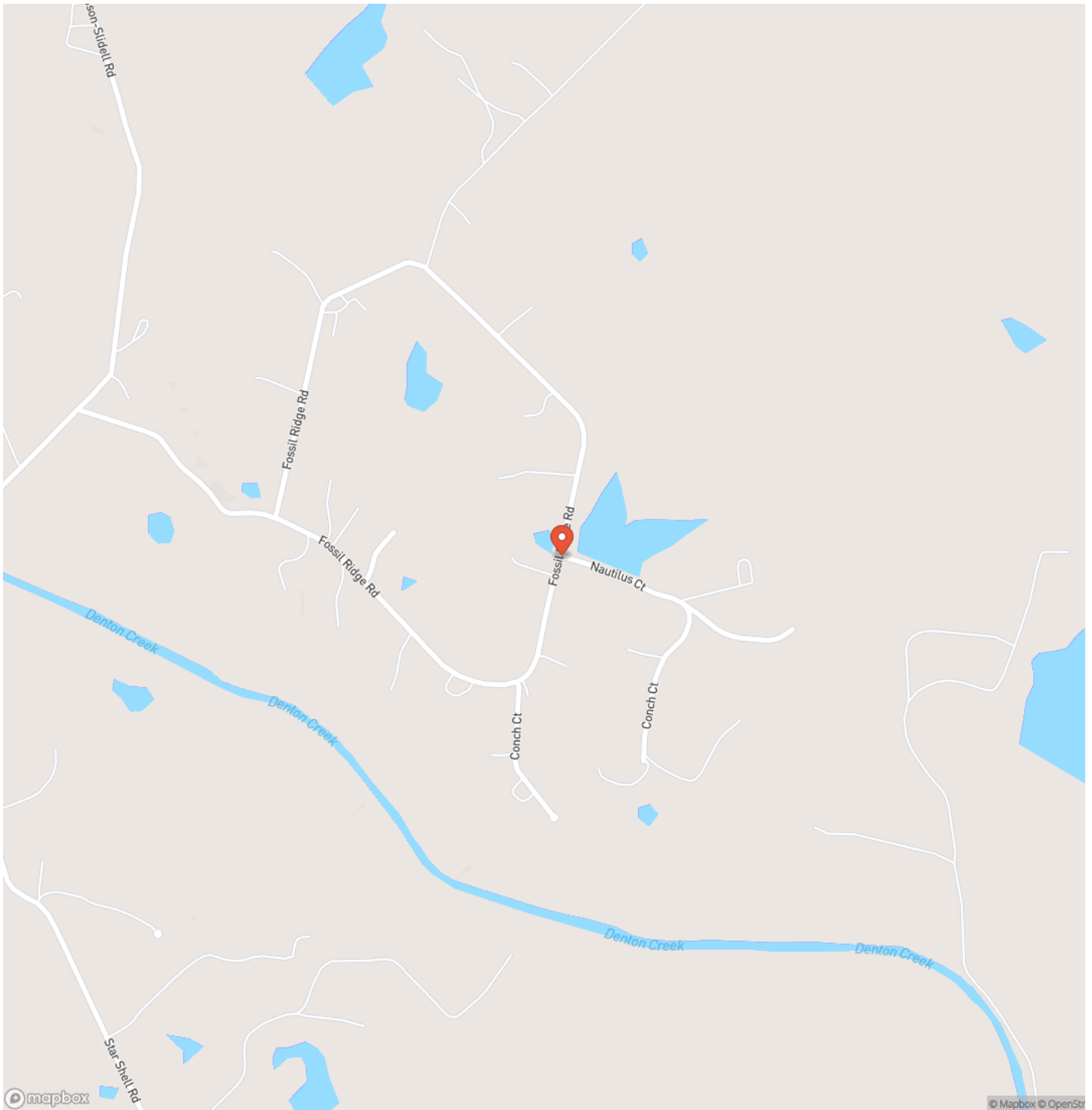
Additional highlights include **ag-exempt property taxes** and location within **Slidell ISD**.

This is a truly **rare opportunity** to own your own ranch-enjoying total privacy and wide-open space while remaining close to shopping, dining, and all the amenities of the DFW area.

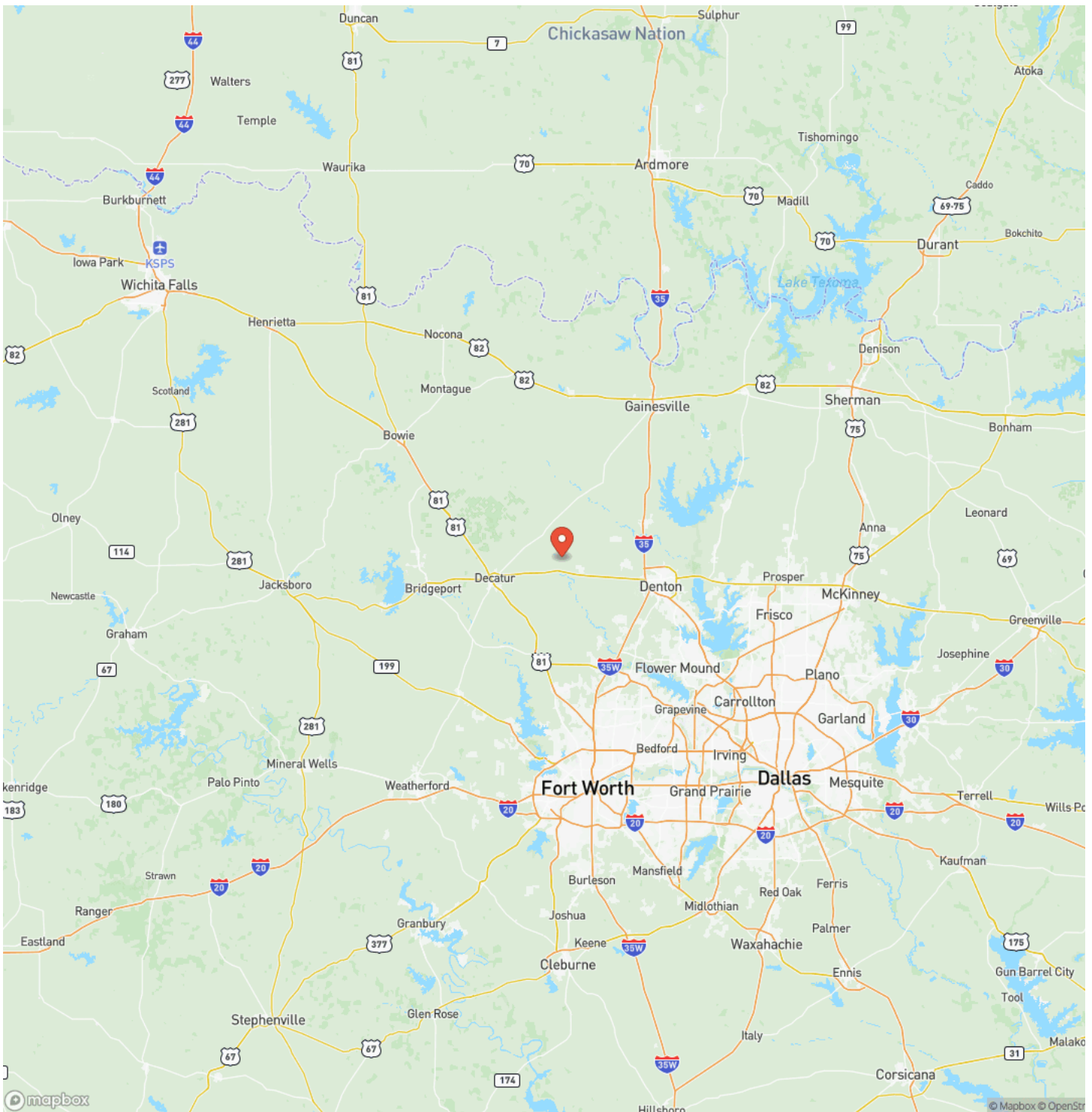
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Decatur, TX / Wise County



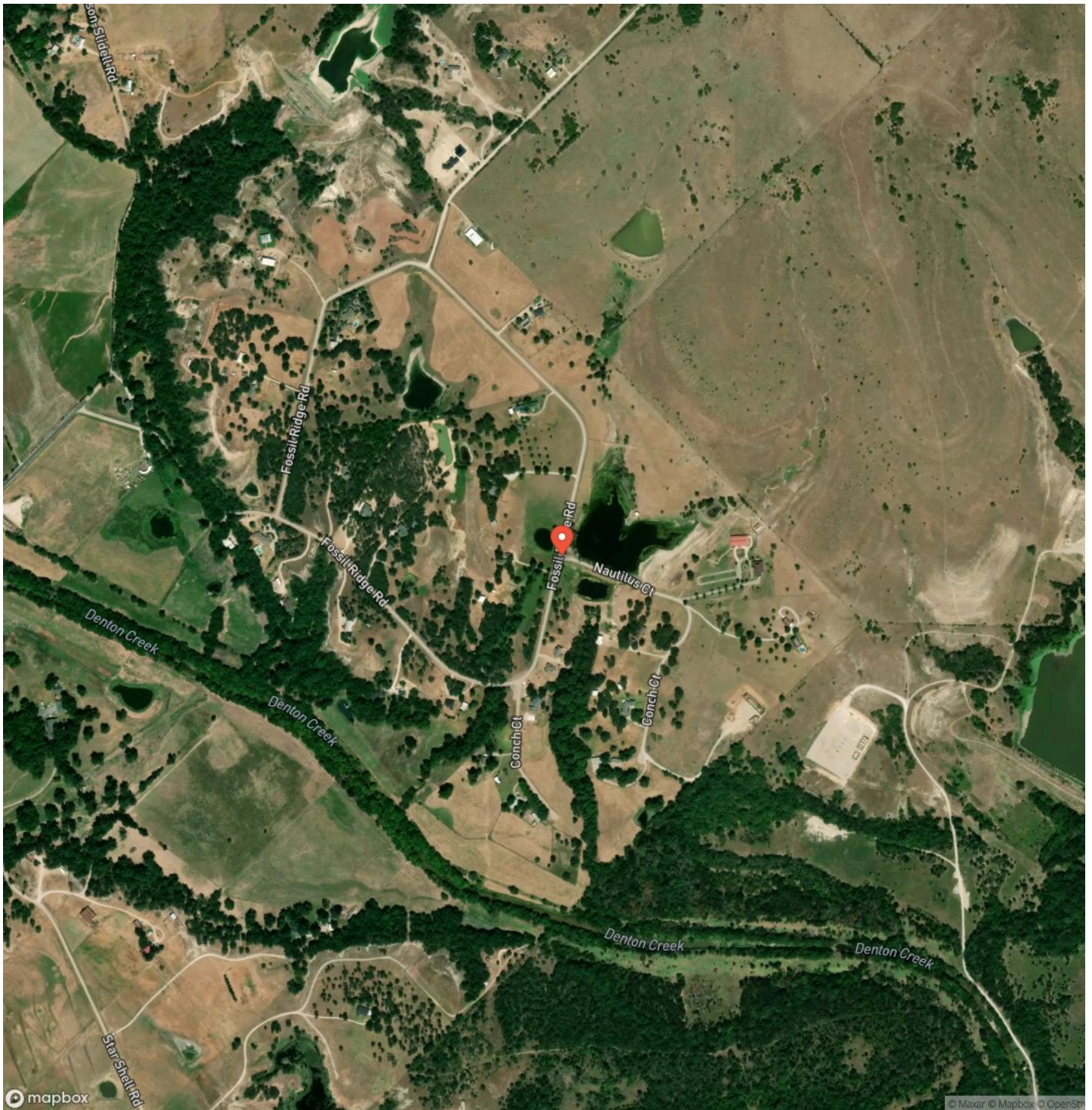
Locator Map



Locator Map



Satellite Map



ROLLING HILLS RANCH-DECATUR, TEXAS
Decatur, TX / Wise County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Ruffner, DVM

Mobile

(817) 946-7742

Email

Steve@CapitolRanch.com

Address

City / State / Zip

Graham, TX 76450

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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