

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

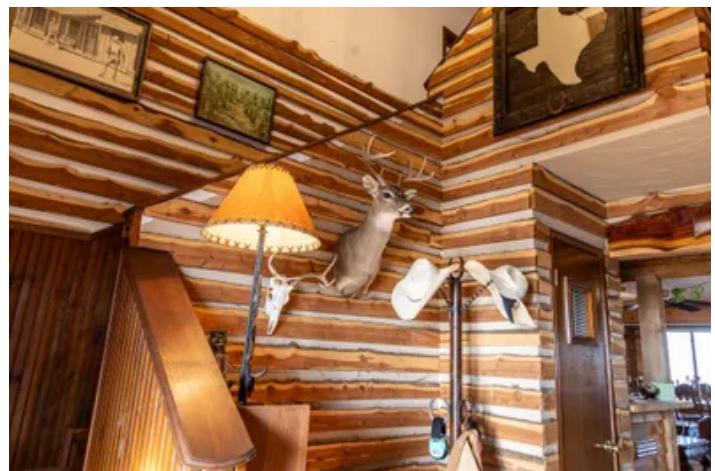
31

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 Metropolex**.

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.

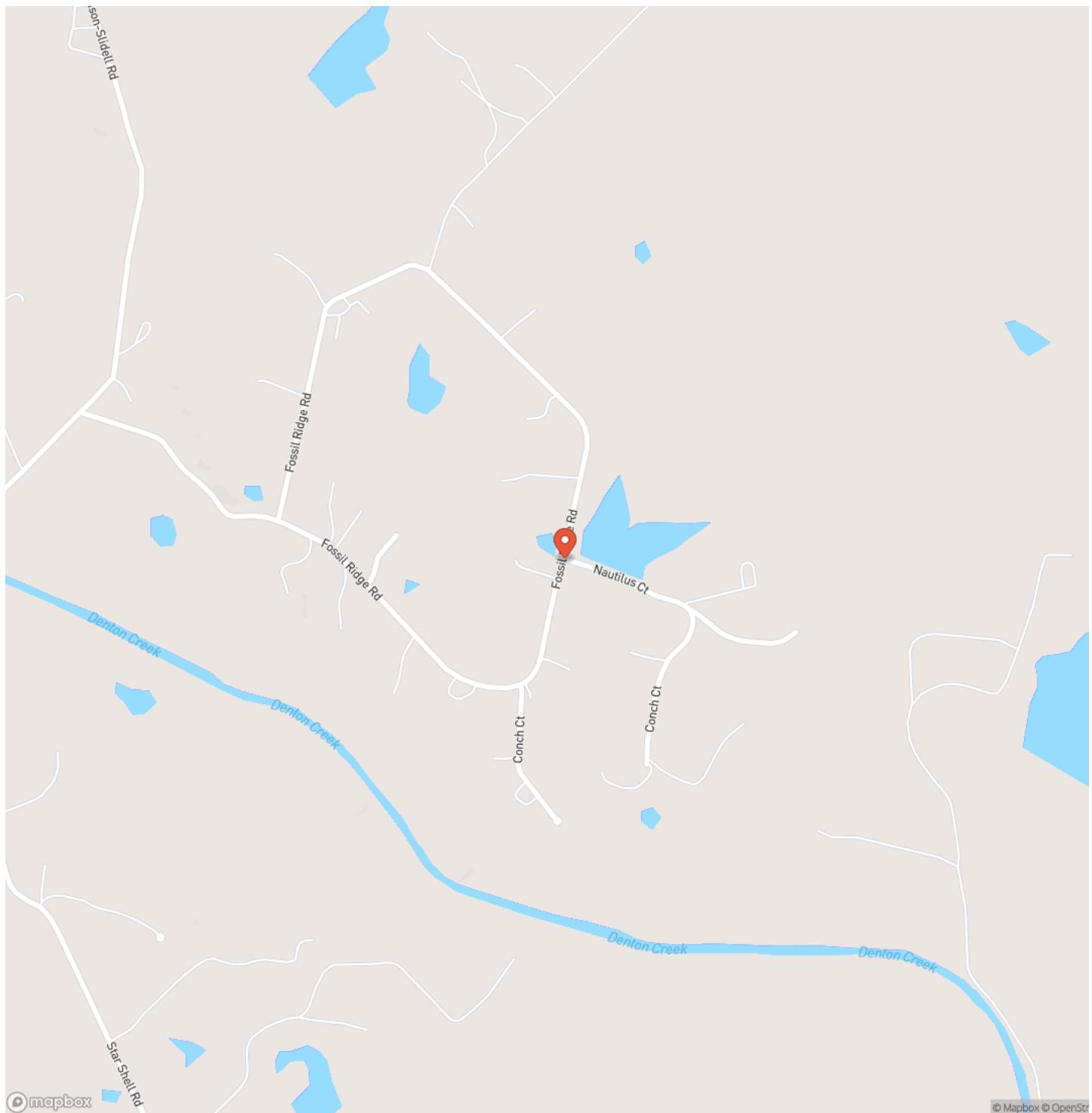
Additional highlights include **ag-exempt property taxes** and location within **Slidell ISD**.

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.

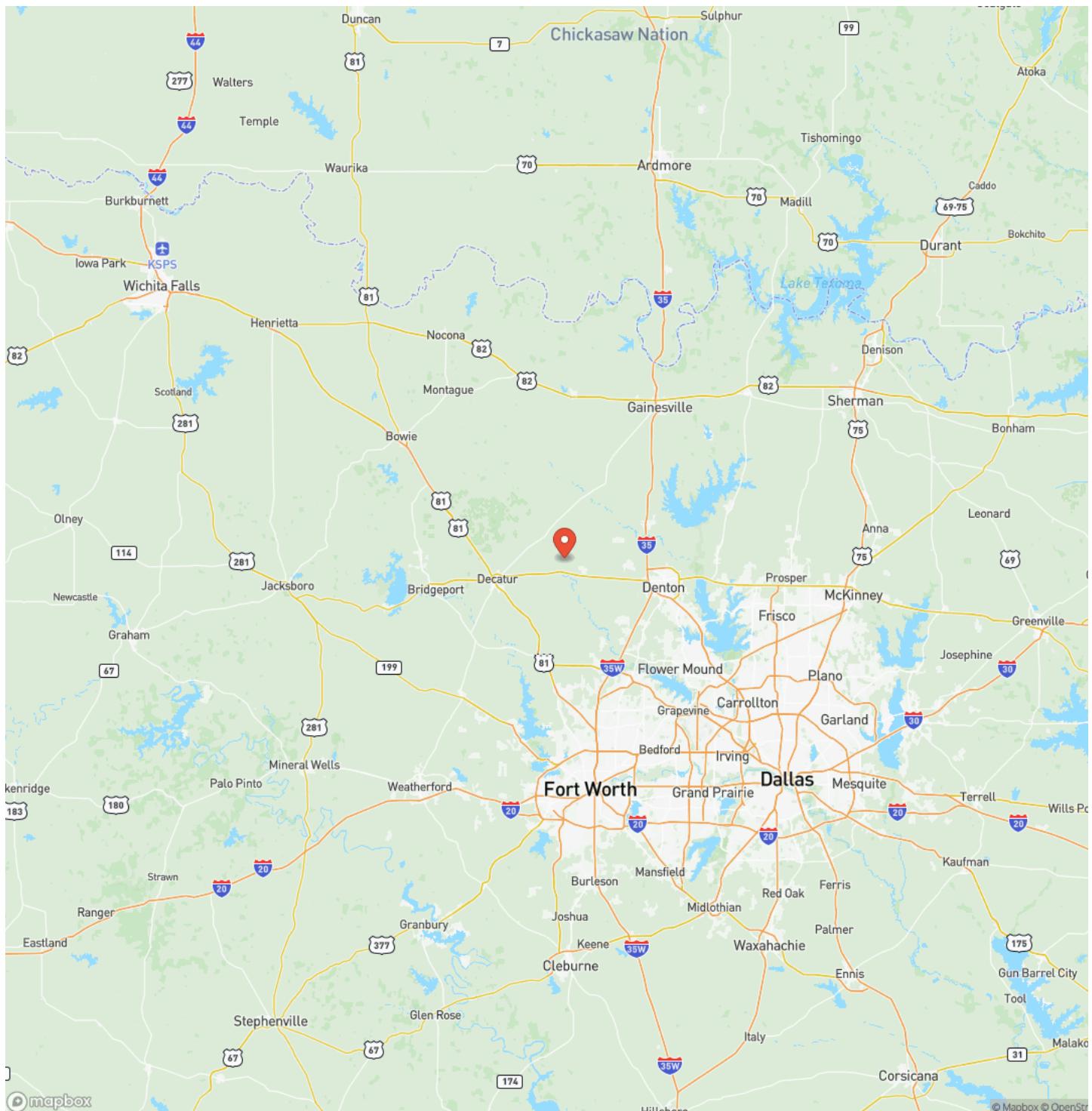
ROLLING HILLS RANCH-DECATUR, TEXAS
Decatur, TX / Wise County



Locator Map



Locator Map



Satellite Map



ROLLING HILLS RANCH-DECATUR, TEXAS

Decatur, TX / Wise County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Mobile

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Email

Steve@CapitolRanch.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

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