

Villa Marquis Lakefront
Yantis, TX 75497

\$1,800,000
24.400 +/- acres
Wood County



Villa Marquis Lakefront Yantis, TX / Wood County

SUMMARY

City, State Zip

Yantis, TX 75497

County

Wood County

Type

Lakefront, Horse Property, Ranches

Latitude / Longitude

32.9303985 / -95.5749558

Dwelling Square Feet

5331

Bedrooms / Bathrooms

4 / 3.5

Acreage

24.400

Price

\$1,800,000

Property Website

<https://ttranchgroup.com/property/villa-marquis-lakefront-wood-texas/8247/>



PROPERTY DESCRIPTION

Located on beautiful Lake Fork and surrounded by large acreage, this magnificent equestrian property includes 300 ft. of lake frontage on one of the country's premier trophy bass lakes. Villa Marquis boasts a stunning 7,170 sqft. of living space, a heated pool, private dock, private fishing pond, and metal shop. The property is perfect for raising and working with horses and other animals. It includes five pastures, a 100' x 200' lighted and sprinkled arena, and a 2,400 sqft. stable.

Houses

Main House

The magnificent 5331 sq. ft. home, built in 2005, has 4 large bedrooms, 3 full baths, 1 half bath, media room, two spacious offices, amazing grand room, and an outdoor kitchen. An attached 826 sq. ft. garage has plenty of room for three vehicles, while the 1800+ sq. ft. of covered porches offer ample space to watch the gorgeous sunrises and sunsets.

Guest House

The 1839 sq. ft. guest quarters, built in 2016, comes complete with 2 bedrooms, 1 full bath, 1 half bath, kitchen, and living area, and beautifully complements the house and its many amenities.

The ranch features a grand entrance with an automatic gate, tailored landscaping, roundabout driveway, and magnificent fountain. The backyard boasts a heated pool surrounded by a covered patio, summer kitchen, sauna, pool-house, bar, and outdoor shower.

A security system with four live-feed video cameras aligns the perimeter of the house. The current owner spared no expense on the meticulous landscaping throughout the grounds. Beautiful flower beds, Azaleas, Palmettos, Crape Myrtles and Italian Cypress add a splash of beauty to this gorgeous estate.

Water, Fishing

The 3-acre private lake, located behind the house, is stocked with largemouth bass, crappie, catfish, and bluegill. The current owner reports regular catches of 8 - 10 lb. bass. Two aerobic septic systems and a private pump on Lake Fork allow for irrigation to the pastures with the added capability of fertilization through the 24-station sprinkler system. A 1,000-gallon propane tank is buried on the property.



With approximately 300 feet of frontage along the SRA (Sabine River Authority) controlled land, which fronts Lake Fork, and a private fishing dock, the new owner of this estate will have an opportunity to etch their name into the bass fishing record book. Thanks to a combination of restrictive harvest regulations, stocking of Florida strain largemouth, and abundant habitat, Lake Fork is widely regarded as one of the country's premier trophy bass lakes. More than 65% of the Texas Top 50 largest bass (including the current state record of 18.18 lbs.) have been caught in the 43 sq. mi. lake.

Taxes

The property is currently Ag-exempt and is perfect for grazing cattle and horses.

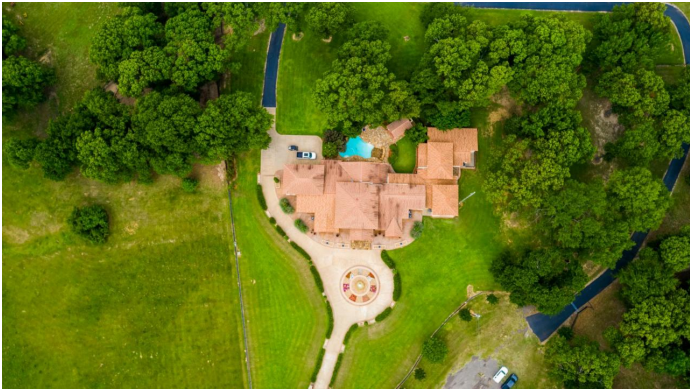
Other Information

There are two wildlife feeders and a fish feeder situated on the property that will convey with the sale of the ranch. A variety of equipment is available with the sale of the property. The furniture in the house is also negotiable.

Please contact the Listing Agents for more details. Selling agents must be identified upon first contact and must accompany the buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of the Listing Broker.



Villa Marquis Lakefront
Yantis, TX / Wood County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 659-1554

Office

(214) 659-1554

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX, 75219

NOTES

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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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

