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856 CR 3506  
Bullard, Texas 75757

approximately 49 heavily improved acres w/ 1.5 acre lake. Beautiful pine tree covered area at back of property overlooking lake is a perfect place to build your dream home.

Front fence is a 7 strand barb wire with South Texas cedar posts. Cross fenced with T-post and barb wire

Recessed entry fence is 4" casing piped with gate across a large cattle guard. Cattle guard has a solar powered electric swing gate. An additional double swing gate for heavy equipment is chain locked. Pipe fence is welded directly to cattle guard.

Spray foam insulated 40' x 75' metal building with a must see rustic 20' x 8' rustic bathroom with granite counter and copper sink. Complete with pull chain toilet all behind a stained glass rolling barn door, and red cedar wall.

Three garage doors; two on front and one in back; one front has auto garage door opener. Large windmill fan in main shop area.

Under roof is a 15' tall x 40' RV garage completely walled off and separated drive thru RV garage with auto garage doors on both ends. Tractor is currently stored in this one with plenty of walk around space. Passage door between RV portion and main shop

Both shop and RV garage have LED overhead lighting, with lots of electrical outlets.

Shop has an overhead chain hoist and 20' fully insulated conex storage container with electricity and lights.

Power pole mounted night light furnished by CCECO.

Water is from Southern Utilities

back of shop has a pipe fenced area with a large drive thru gate into a covered area on back of shop. Covered area (RV parking) is approximately 15' deep x 60' long.

Ceiling of RV parking area is lined with clear outdoor party lights

flood lights on front and back of main shop

50amp outlet under RV cover

30amp outlet inside RV garage

septic system with RV hookup

Outdoor mens' urinal with water and rustic cedar slab wall (outdoor mens party urinal).

attached to the back fenced area is another drive thru pipe fenced area for trailer storage

2 non freeze water faucets with great water pressure: 1 near shop and one on cross fence.

Separate 2 car carport cover on dirt floor primarily used for hay storage

Large cattle coral with Priefert panels and bull Panel at cross fence. Priefert squeeze chute and headgate. Approximately 15 extra never used Priefert panels and 2 unused bull gates with mineral feeder and cement feeder troughs

Included in sale:

500 gallon diesel tank on legs with approximately 220 gallons of diesel

*1/20 hr*  
2020 John Deere 520M tractor with 3 point hydraulic top link, Bluetooth radio and 18" top mounted LED light bar. Cab has side doors on both sides  
John Deere heavy duty mower  
front bucket  
heavy duty grapple  
Palette forks  
hay spears

LIMBSAW Hydraulic tractor cab operated chain saw on arm capable of reaching 12' in air.  
LIMBSAW can be easily removed to use other tractor accessories

ABI TR3 rake with hydraulic adjustable drag and rake. Unit on solid tires. Great for leveling uneven ground, busting up big dirt clods and raking unwanted pieces of limbs

500 gallon Wylie & Son water trailer model EXP-500L-S never used. Comes with gas powered pump and accessories with hoses for intake and pump out

Bundle of good railroad ties

several 18" x 48" x 72" metal storage racks in shop

metal colored refrigerator with top freezer

new culvert at back of property for future use