



MENEHUNE RANCH

210 + ACRES | LAKE ATHENS | HENDERSON COUNTY, TX



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A BERKSHIRE HATHAWAY AFFILIATE



★ Henderson County

★ Wrap around porch on both levels

★ Five bedrooms, five bathrooms

★ Guest home

★ 210 +/- Acres

★ Horse stables

★ Work barn

★ Located 90 minutes from Dallas



MENEHUNE RANCH

Just 90 minutes from the hustle and bustle of Dallas, this spectacular country getaway on 210 pine-studded acres is a true sportsman's paradise the whole family will enjoy. The sparkling, spring-fed Lake Athens is home to some of the best boating, skiing and championship bass fishing in all of Texas. Beyond its iron gates and long tree-lined driveway, the white plantation-style estate shimmers in the sunlight with the deep blue lake in the background. The classic two-story home offers wraparound porches with soaring columns on both lower and second floor. These wide verandas offer gracious Southern style living with abundant shade on all four sides.

The location is serene and quiet and easy to access on the South side of Lake Athens. The property is mostly high-fenced and is sanctuary to a lot of wildlife. It is heavily wooded except for the improved pastures around the barn and main home. The dirt trails are manicured for ATVs, hiking, and horses and the main improvements are accessible by a long system of paved blacktop roads. This is a ranch property with a lot of appeal and diverse options for recreation.

Price: \$10,500,000



Inside, the home's clean lines and fabulous woodwork create a luxurious yet comfortable mix that's perfect for country living. Floor-to-ceiling windows bring in filtered light from all sides, and light walls beautifully contrast with the dark hardwood floors. The private library offers French doors, custom built-ins and a cozy fireplace – making it the perfect retreat for reading and relaxation.

Just off the double height foyer, the formal living and dining areas are spacious and comfortable, with exceptional views and outdoor access. Both have wood burning fireplaces, hardwoods and custom built-ins for easy access to electronics and abundant storage when guests are in residence. The open family room is a place to spread out in style on couches near the fireplace or in the adjacent kitchen.

The gourmet kitchen is light and bright with Carrara marble counters, white wood cabinetry and high-end stainless Viking appliances. Here you'll enjoy fabulous lake vistas from the wall of French doors on two sides leading to the wraparound porch. A large breakfast area and separate lounge seating area with fireplace anchors one side, while the open family room sits opposite.

Upstairs, there are five lovely ensuite bedrooms – all with veranda access and gorgeous lake or meadow vistas. The master retreat includes a large private sitting room with sisal carpet, fireplace, integrated sound system and bird's eye views to the pool below.



In addition to the infinity-edge pool and spa, there's also a lighted tennis/basketball court and a separate grass sports field that's perfect for football, soccer or lacrosse. And that's just the start of the recreation! With 1,500 feet of shoreline, you'll also enjoy incredible amenities right on the water, including a three bay boathouse with boat and jet ski lifts, plus a large covered deck and separate floating bunkhouse that kids of all ages will love.

Nearby, an outdoor living and entertainment pavilion features a massive stone fireplace, vaulted ceilings and grill/kitchen area with everything you need to serve up a Texas-sized feast for family and friends. And that's important after a long day on the lake or a trail ride on horseback around the stables, pastures and barn.

After sunset, guests can gather 'round the fire pit before bedding down at the main home, the bunkhouse, carriage house apartment or a separate guest house also on the estate. No matter where you lay your head, the sounds of crickets and wildlife will lull you to sleep, with dreams of yet another day in this private paradise.

If you're looking for a truly special place to create new and unforgettable memories, Camp Menhune is just place for you and your family. Come visit this East Texas jewel and experience all the beauty, serenity and magic of this magnificent lakefront estate.



MAIN HOUSE – 5,184 SQ FT

First Floor:

- Entry – 18' x 15', Hardwood Floors
- Library – 15' x 19', Hardwood Floors, Custom Built In Cabinets, Wood Burning Fireplace
- Dining Room – 15' x 19', Hardwood Floors, Wood Burning Fireplace
- Kitchen – 17' x 14', Hardwood Floors, Marble Countertops, Two Sub-Zero Refrigerator/Freezers, Viking Six Burner Gas Stove Top with Single Oven, Separate Viking Built In Viking Oven, Built In Viking Microwave, Viking Warming Drawer, Dual Kitchen Aid Dishwashers, Kitchen Aid Trash Compactor, Center Island with Sink, Farm Sink, Walk In Pantry, Scotsman Ice Maker, Dual Sub-Zero Drawers
- Breakfast Room – 17' x 11', Hardwood Floors, French Doors Leading to Wrap Around Porch
- Family Room – 17' x 14', Hardwood Floors, Wood Burning Fireplace, French Doors Leading to Wrap Around Porch
- Living Room – 28' x 15', Hardwood Floors, Custom Built In Cabinets, Wood Burning Fireplace, French Doors Leading to Wrap Around Porch
- Full Bathroom, One Vanity Sink with Marble Countertop, Walk In Shower

Second Floor:

- Master Bedroom- 15' x 13', Sisal Carpet, French Doors, Views of the Pool and Lake, Built In Speakers
- Master Living Area- 15' x 18', Sisal Carpet, Wood Burning Fireplace, Built In Speakers
- Master Bathroom – Marble Floors, Dual Vanity Sinks with Marble Countertops, Walk In Shower, Garden Bathtub, Water Closet, Walk In Custom Closet
- Bedroom #2 – 17' x 12', Sisal Carpet, French Doors
- Bedroom #3 – 19' x 15', Sisal Carpet, Walk In Closet, Full Bathroom, One Vanity Sink with Marble Countertop, Shower and Bathtub Combo
- Bathroom #4 – 16' x 16', Sisal Carpet, Built In Cabinets, Walk In Closet, French Doors, Full Bathroom, One Vanity Sink with Marble Countertop, Shower and Bathtub Combo
- Bedroom #5 – 14' x 17', Sisal Carpet, Built In Cabinets, French Doors, Full Bathroom, One Vanity Sink with Marble Countertop, Shower and Bathtub Combo
- Laundry Room – 13' x 6', Tile Floors, Built In Cabinets with Sink, 2 Full Size Stackable Washer and Dryer Hookup, Built In Ironing Board, Utility Closet

Exterior Features:

Approximately 200 Acres, Lakefront, High Fenced, Outdoor Speaker, Custom Landscaping and Lighting, Metal Roof, Wrap Around Porch on Both Levels, Electronic Gate at Entrance, Outdoor Lighted Sport Court, Outdoor Lighted Field, Three Car Garage, Pergola with Outdoor Viking Grill and Warming Drawer, Heated Infinity Pool with Spa, Pier with Floating Cabin with 8 Bunk Beds, Dock with Two Boat Slips, Jet Ski Lift and Closet, Covered Pavilion with Outdoor Fireplace, Dining Area, Outdoor Grill and Sink, Fire Pit with Seating

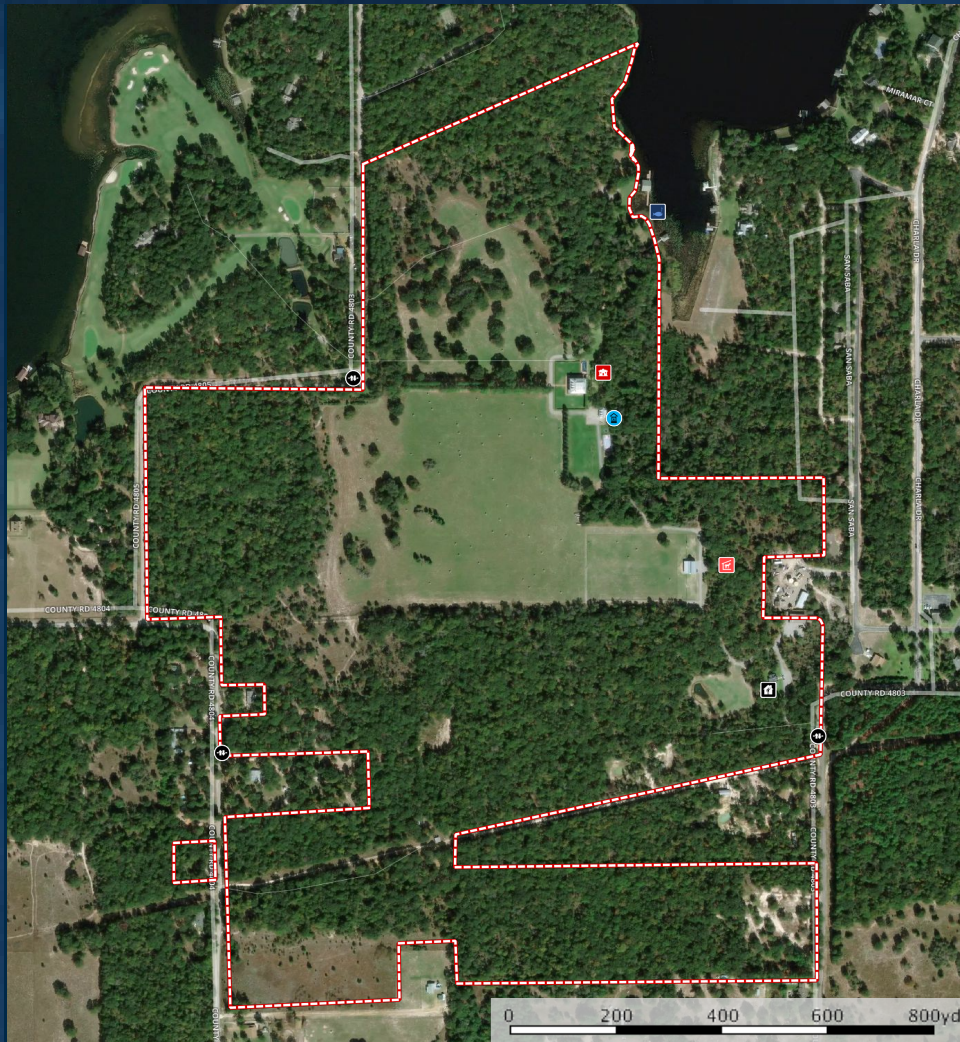
GARAGE APARTMENT -1,223 SQFT (Above 3 Car Garage) Three Built In Beds, Living Room, Kitchenette, Walk in Closets with Built In Storage, Kitchen Aid Microwave, Built In Cabinets with Sink, Uline Mini Refrigerator, Full Bathroom, Tile Floors, Pedestal Sink, Walk In Shower, Trane AC Unit

GUEST HOUSE – 2,027 SQFT, Five Bedroom, Three Bathroom, Kitchen Features, Trane AC Unit

HORSE STABLE – 2,136 SQFT, Four Stalls

WORK BARN – 3,375 SQFT

MAP



CO-LISTED WITH ALLIE BETH ALLMAN.

MLS LINK: <http://matrix.ntreis.net/matrix/shared/SkfsLt4C0B/3773CountyRoad4805>

SHOWN BY APPOINTMENT ONLY

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date