

\$3,700,000 - 4200 Highway 37 N, Clarksville

MLS® #7134847

\$3,700,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 368.15 Acres

none, Clarksville, TX

Clear Lake Ranch is a magnificent 368+/- acres that offers a rare opportunity for the discerning buyer seeking a private executive ranch, a legacy ranch, recreational ranch, events ranch, or corporate retreat. The property has been meticulously crafted to offer the ultimate in luxury living and includes a range of amenities to ensure every need is catered for. The ranch is located on Hwy 37, 5 minutes north of Clarksville and is 2 hours from Dallas & Frisco, 40 minutes from Paris, and 40 minutes from Broken Bow, OK. There is almost a mile of highway frontage. Next door is Clarksville Country Club, golf course. Carroll Creek and Little Bayou meander through the ranch. Wildlife includes deer, turkey, hogs, dove, and ducks. The property is also equipped with numerous ATV trails. Upon entering the ranch, a paved drive takes you through the woods, past the guest house and to the main attraction - the Owner's Retreat. This magnificent Austin Stone home has 5,100+/-sq ft of living space. There are 5 bd, 5.5 baths, a chef's kitchen, two fireplaces, and high-end features throughout. Out the back door is a swimming pool and hot tub providing the perfect retreat on hot summer days. Next to the pool is a cabana with a half bath and nearby is a pavilion on the banks of the lake. The pavilion is perfect for entertaining. It has a grill, fish fryer, refrigerator, icemaker, fireplace, and television.



For those who enjoy staying active, the

property also includes a separate Entertainment and Exercise Facility, complete with a game room, kitchen, half bath, and a fully equipped gym. The guest house is situated away from the main improvements and has its own private environment where relaxation comes easy. There are 3 bd, 2baths, a sunroom, fenced dog run, shop/equip/barn. Whether you are looking for a family-oriented estate that would serve generations of family members in style or a place to entertain clients/customers/guests, then Clear Lake Ranch is worth a look.

Essential Information

ListingFeed	abor_vow
MLS® #	7134847
List Price	\$3,700,000
Sale Price	\$3,500,000
Sale Date	August 10th, 2023
Bathrooms	0.00
Acres	368.15
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	4200 Highway 37 N
Subdivision	none
City	Clarksville
County	Red River
State	TX
Zip Code	75426

Amenities

Utilities	Electricity Available, Propane, See Remarks
View	Hills, Trees/Woods, Lake, Pool
Is Waterfront	Yes
Waterfront	Creek, Lake Front, Waterfront

Interior

Heating Central, Fireplace(s)
Cooling Central Air, Ceiling Fan(s)

Exterior

Lot Description Backs to Greenbelt/Park, Near Golf Course, Private, Many Trees, See Remarks, Trees Large Size, Views

School Information

District Clarksville Isd
Elementary Outside School District
Middle Outside School District
High Outside School District