

\$8,040,000 - Cr 4101, Frankston

MLS® #8109178

\$8,040,000

3 Bedroom, 3.00 Bathroom, 3,270 sqft
Farms and Ranches on 281.35 Acres

Rural, Frankston, TX

Incredible lakefront tract for sale with almost 300 acres and 2+ miles of shoreline in the hills & trees of East Texas! Located 30 minutes from Tyler TX, 2 hours from Dallas TX, and 3+ hours from Austin & Houston, this once in a lifetime opportunity has been a cattle rancher's slice of heaven, and is now available to you. Beautiful pastures with mature clusters of trees surround the curving shoreline at this property located on the southwest side of the lake in the community of Berryville. Stunning sunrises and moonrises will greet you across the glistening open water on the deep southern half of Lake Palestine. An inviting 3270 sq. ft., 3 bedroom, 3 bath, cedar A-frame home is tucked away within the mature shade trees at the shoreline, providing a private oasis for lakefront enjoyment. An open living/dining/kitchen facing lakeside with vaulted, beamed ceiling & an exceptional wall of windows brings the beauty of nature in. Huge utility/exercise area/art studio has abundant built-in storage. Upstairs you will find 2 guest bedrooms, each with a bath, plus a large landing that overlooks the main living area & floor-to-ceiling stone fireplace. Cedar mantel and columns were harvested from the property for use in this well loved home.

Wander among the trees toward the lake to find a fishing pier that extends into the lake toward a small island. The views are different but breathtaking from every point along the shoreline. Heron, ducks, deer, rabbits,



seagulls, Canadian geese, pelicans & more will be your neighbors at this astounding lakefront property. Fishing is great with crappie, bass, & catfish. This lake is a hidden treasure and is never busy - definitely worth the drive from the city to get here!

Continue to raise cattle as the previous owner has done for years, or divide with your family and friends, or develop - the opportunities are endless! There has never been, and will never be, an offering better than this one on beautiful 26,000 acre Lake Palestine!

Built in 2002

Essential Information

ListingFeed	abor_vow
MLS® #	8109178
List Price	\$8,040,000
Sale Price	\$8,040,000
Sale Date	November 22nd, 2021
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,270
Acres	281.35
Year Built	2002
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	Cr 4101
Subdivision	Rural
City	Frankston
County	Henderson
State	TX
Zip Code	75763

Amenities

Utilities	Electricity Connected, Propane, See Remarks
Features	Fishing, Lake
Parking	Outside
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Microwave
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Agricultural, Level, Rolling Slope, Many Trees, See Remarks
Roof	Composition
Construction	Cedar, See Remarks
Foundation	Slab

School Information

District	Frankston Isd
Elementary	Other Frankston
Middle	Other
High	OtherFrankston