

\$4,900,000 - 6900 Fm 909, Clarksville

MLS® #20839274

\$4,900,000

5 Bedroom, 3.10 Bathroom, 5,550 sqft

Residential on 745.77 Acres

Rural, Clarksville, TX

A perfect blend of natural beauty and opportunity combines on this sprawling 745.78 acre property known as Russell's Cuthand Creek Ranch, in the northernmost part of the Piney Woods of East Texas. Located in Clarksville, the county seat of Red River County, this incredible property features a diverse landscape of timber, pastureland, wetlands, multiple ponds, creek & a lake with 2 piers. Encompassing 360 acres of wetlands within the Wetland Reserve Program, this land offers an ideal habitat for exotic game, hybrid deer, buffalo, and more. Trails wind through the wetlands for recreation & ease of maintenance. Enhancing the appeal of this property is an exceptional rustic two story stone & cedar lodge overlooking the well-stocked lake, with approximately 3820 sq. ft., 4 bedrooms, 2.5 baths, an expansive living area with vaulted beamed wood ceiling and walls and soaring stone fireplace. Living area opens to upstairs loft, dining & spacious kitchen with island. Enjoy upper level with 2nd living area with fireplace, 2 bdrms, bath, bonus room & loft (sleeps 4). In addition, there is a single family custom built home with approximately 1750 sq. ft., 1 bedroom, 1 bath (with tub & shower sauna), with open living(vaulted ceiling), dining, kitchen (complete with island, pantry, & built-in Thermador refrigerator, freezer plus wine refrigerator) & office. A combo laundry & exercise room plus screened porch & picturesque tree shaded lakeside patio



complete this home. The 1,200 sq.ft. insulated shop, complete with a 300 sq. ft. porch, two overhead doors, concrete flooring, kitchen, bath, storage, and potential living space” is ideal for customization to suit your needs. Additionally, equestrian enthusiasts will appreciate the barn, with a tack room & five stalls. A covered shed provides storage for farm & ranch equipment. This exceptional property offers a unique opportunity to embrace a lifestyle surrounded by nature, providing peace, privacy and endless possibilities!

Built in 2002

Essential Information

MLS® #	20839274
Price	\$4,900,000
Bedrooms	5
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	5,550
Acres	745.77
Year Built	2002
Type	Residential
Sub-Type	Farm
Style	Other
Status	Active

Community Information

Address	6900 Fm 909
Subdivision	Rural
City	Clarksville
County	Red River (TX)
State	TX
Zip Code	75426

Amenities

Utilities	Co-op Electric, Electricity Connected, Septic, See Remarks
Features	Other
# of Garages	2
Garages	Additional Parking, Driveway
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Built-in Features, Built-in Wine Cooler, Decorative Lighting, Double Vanity, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Central, Electric, Fireplace(s), Propane, Wall Furnace, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Logs, See Remarks, Stone

Exterior

Exterior Features	Balcony, Covered Deck, Stable/Barn, Other
Roof	Metal
Construction	Rock/Stone, Wood, See Remarks
Foundation	Slab

School Information

District	Clarksville ISD
Elementary	Clarksvill
Middle	Cheatham
High	Clarksvill

Listing Details

Listing Agent	Dana Staples
Listing Office	Staples Sotheby's Internationa

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