

## **BRANCH RANCH**

**320 +/-Acres**

**LOCATION:** 10 MILES NW OF MASON OFF CR SANDY LANE

**IMPROVEMENTS:** MAIN HOME IS 3000+SQ FT WITH LARGE MASTER SUITE INCLUDING OFFICE AND MUD/UTILITY ROOM. CENTER LIVING AREA HAS VAULTED CEILING WITH FLOOR TO CEILING GLASS TO ENHANCE SPECTACULAR MOUNTAIN VIEW. FIREPLACE, WET BAR AND WELL DESIGNED KITCHEN WITH PROFESSIONAL GRADE APPLIANCES.

**GUEST HOUSE IS 2BR 2BA HOUSE WITH FIREPLACE**

**BUNK HOUSE IS EQUIPPED WITH 5 BEDS AND BATH**

**LANDSCAPING IS MANICURED AND INCLUDES OUTDOOR KITHCHEN, PATIO, HEATED POOL AND HOT TUB**

**BARN/SHOP, HORSE STALLS, STEEL WORKING PENS, GREENHOUSE**

**WATER ONE WELL WITH SUBMERSIBLE, 190' DEEP 12GPM,**

**TERRAIN MOSTLY MOUNTAIN TOP WITH SPECTACULAR VIEWS FROM SEVERAL PROMINENT POINTS**

**PRICE: \$2,800,000**

**COMMENTS: THIS HOME HAS BEEN CAREFULLY DESIGNED TO BE THE ULTIMATE ENTERTAINMENT VENUE. IT WILL HANDLE A FAMILY GATHERING SLEEPING 12 COMFORTABLY OR A PARTY WITH 200 GUESTS**

Property is offered subject to prior sale, change in price, or removal from the market without notice.

Information is deemed to be reliable but is not guaranteed by Lee McMillan Real Estate. 1207