



LUXURY LAKEFRONT LIVING



Nature's Heart Ranch is a 37 Acre Waterfront Sanctuary on Richland Chambers Lake! This custom home epitomizes luxury living amidst the tranquility of nature. Every detail has been meticulously crafted to create unparalleled living experience. Main home is 6635 sf. 6 bedrooms, 5.1 baths, 2 offices, theater room, exercise room. 2nd floor living quarters accessible by elevator is perfect for hosting guests. Guest home with garage and workshop, includes 2,383 sf of living space, 4 bedrooms, 2 baths, kitchen, living, and laundry. Primary home is equipped with state-of-the-art Smart Home technology offering seamless control with voice automation.

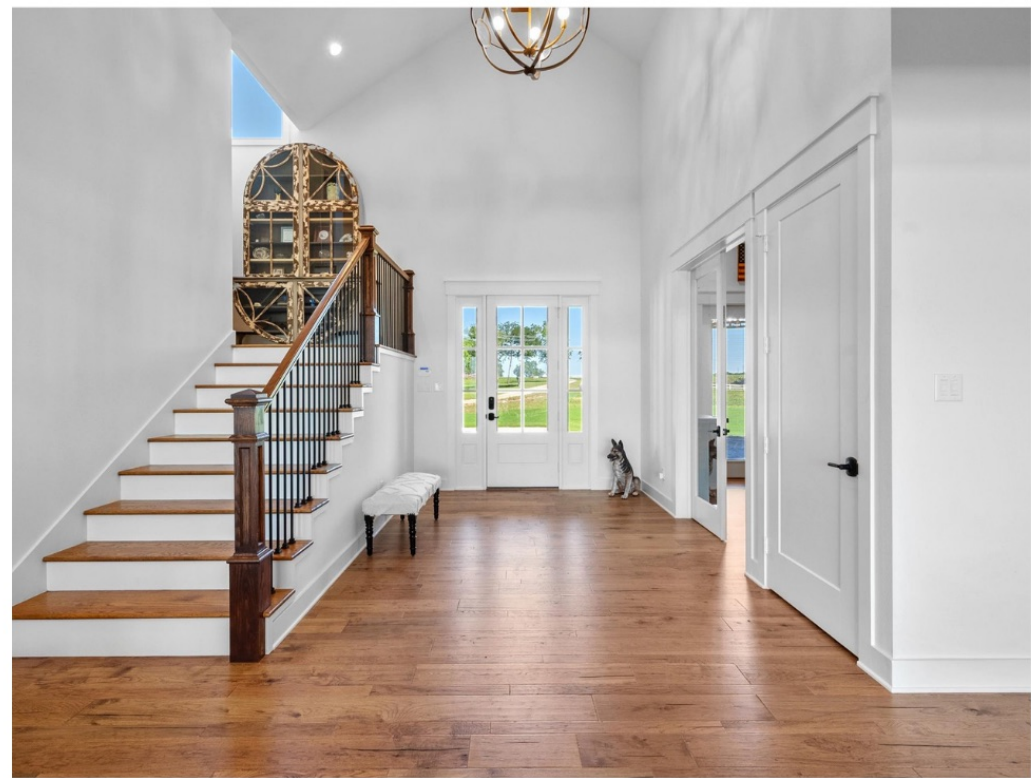
For the equine enthusiast, 5 stall barn and tack room await. Outside is 1211 ft of shoreline with retaining wall, 3 ponds, swimming pool. Safety and security are paramount; security system, 2 Generac generators and below garage is an in-ground storm shelter. Nature's Heart Ranch, where luxury and nature converge to create the ultimate retreat!





The Main House

- 6,635 sqft
- 6 bedrooms and 5.1 baths
- 2 offices with full closets
- Upstairs guest quarters (3 beds, 2 full baths, full kitchen, full laundry)
- Theater room
- Exercise room
- Yoga and relaxation room
- Chef's Kitchen with commercial grade appliances
- 3 reverse osmosis filter/tank systems
- Stand alone ice maker
- Butler's Pantry with 300 bottle wine fridge, appliance counter with water and electric connections
- 3 tankless water heaters with wifi features
- 3 full laundry
- Elevator
- Spray foam insulated
- Alarm system - app connectivity
- Generac 48k propane generator
- Bugmist System
- Patio fan, TV, and electronic patio screens
- Outdoor kitchen
- HVAC 4 Lennox units with scrubber units
- Plumbed for water filtration system in garage
- Soffit and exterior flood lights
- Outdoor shower and faucet - hot/cold
- In-ground storm shelter located in garage
- Swimming pool and Jacuzzi with
 - LED colored multi-function lighting
 - Lounge area
 - App connectivity







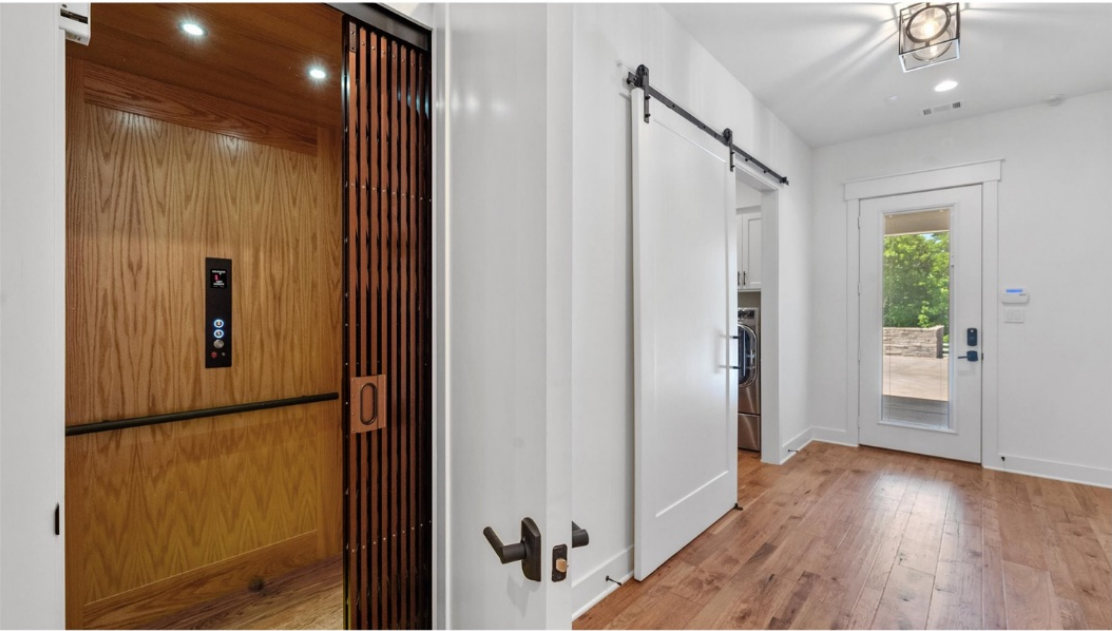
















The Guest House

- 4 bedrooms and 2 full baths
- Full kitchen
- Full Laundry
- Spray foam insulated
- Alarm system - app connectivity
- Reverse osmosis filter/tank system
- Generac 38K propane generator
- Bugmist system
- HVAC - 2 Lennox units with scrubber units
- Workshop Big Ass Fan
- RV connections - septic connection, water, and electricity
- One 220v electric vehicle outlet in workshop
- Two 30 amp outlets in workshop
- Two 220v outlets in workshop
- Outdoor shower faucet - hot/cold







Land & Barn

- MD BarnMaster Estate Gable Barn
- Radiant Barrier insulation
- 5 stalls 12x12, 1 tack room 12x12
- Stalls have single piece stall mat and auto waters
- Bugmist System
- Cross fencing
- Front pasture - 1 city water spigot, electric braided hot wire
- Barn pasture - 1 city water spigot and 4 on barn, electric braided hot wire
- Rhyno pasture - 1 city water spigot, electric braided hot wire
- Lake pasture - 1 city water spigot, 1 city water spigot exterior to barn pasture and Rhyno pasture to service both pastures.
- Western portion - 2 water spigots located near Tuff Shed, 1 near heart pond, access for lake water at pump near retaining wall, and at pump city water is available.
- 2 ponds, 1 shared pond
- 3 solar metal gates - app availability







Information About Brokerage Services

11-2-2015

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 sponsored by a broker 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 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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

Keller Williams Lonestar DFW Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0574623 License No.	klrw163@kw.com Email	817-795-2500 Phone
Anne Lakusta Designated Broker of Firm	0452271 License No.	klrw163@kw.com Email	817-795-2500 Phone
Mike Serben Licensed Supervisor of Sales Agent/ Associate	0673306 License No.	klrw163@kw.com Email	817-795-2500 Phone
Laura Smith Sales Agent/Associate's Name	0645005 License No.	laurasmith.kw@gmail.com Email	972-533-5120 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Laura Smith

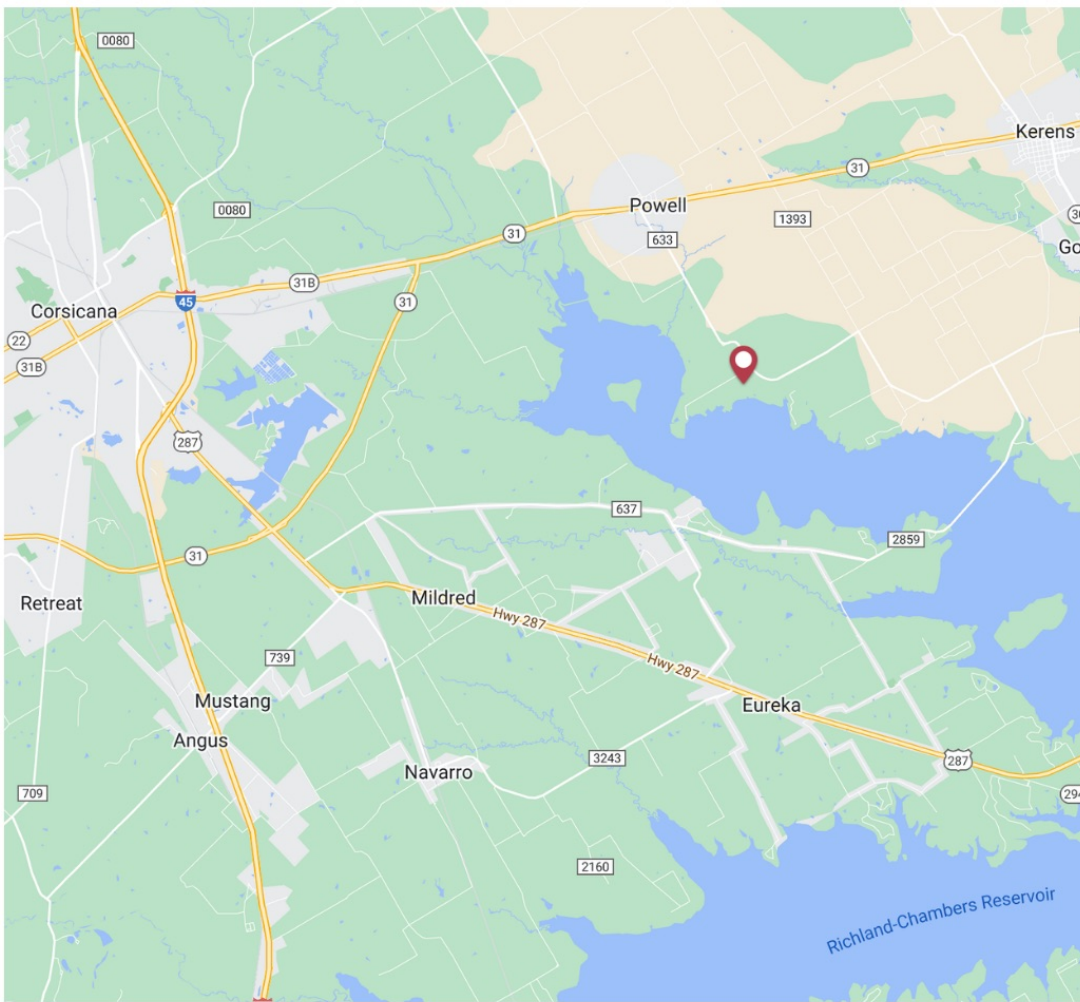
Keller Williams Realty, Inc.

Information available at www.trec.texas.gov

IABS 1-0
TXR 2501

Location

Nature's Hearts Ranch, nestled just over an hour's drive from downtown Dallas, offers a serene escape from the city's hustle and bustle. This tranquil haven is set amidst picturesque landscapes, providing a perfect retreat for nature lovers and those seeking a peaceful respite. With its proximity to Dallas, visitors can easily access the ranch for a day trip or a weekend getaway, enjoying the blend of rustic charm and natural beauty without the long travel time.



Richland Chambers

Richland Chambers Reservoir, Texas' third largest inland lake, is a prime destination for outdoor enthusiasts and families alike. This expansive body of water features wide-open recreational areas perfect for boating, skiing, and a host of other water activities. Additionally, its numerous protected coves provide ideal spots for more leisurely pursuits, such as fishing and swimming. The reservoir's vast and varied landscape ensures that visitors of all ages and interests can find something to enjoy, making it a popular spot for family fun and adventure in the heart of Texas.





LAURA SMITH REAL ESTATE | 903-251-3390 | WWW.LAURASMITHREALESTATE.COM

