

6700 VALLEY VIEW DRIVE

Athens, TX



8 Beds, 8 Baths - 10,000 sq/ft - 3,900,000

Imagine the Possibilities 191-Acre Horse Ranch with 4 Private Lakes - 1 hour east of Dallas and minutes to Athens, Texas. Caplin Ranch - a place to make memories, the residence of your dreams, OR your destination equestrian paradise, fishermanandrsquo;s oasis, winery/vineyard in growing wine area. The possibilities are bound only by your imagination. Equestrian Paradise Indoor horse riding facility 8 horse stalls Tack room Acres and acres of prime grazing land Fishermanandrsquo;s Oasis with 4 Stocked Lakes Trophy bass, catfish, crappie and perch Original fishery for Florida Hybrid Black Bass 3 docks to access 4 stocked lakes Winery/Vineyard Destination Athens, TX is an emerging a wine destination with numerous wineries 3 water wells on property Indulge yourself on a grand scale in rolling hills and rustic elegance. 10,000 sq ft living quarters, 8 bedrooms, 8.5 bathrooms, chefandrsquo;s kitchen, perfectly placed porches, salt water pool, fire pit,



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