



Presenting

1100 S Vinton Rd, Anthony, TX 79821

RARE TEXAS GEM

**8-Bedroom Log Estate on 13.5 Acres
with Horse Facilities & Commercial Office Space**



**Welcome to the perfect blend of ranch living and
agricultural opportunity.**

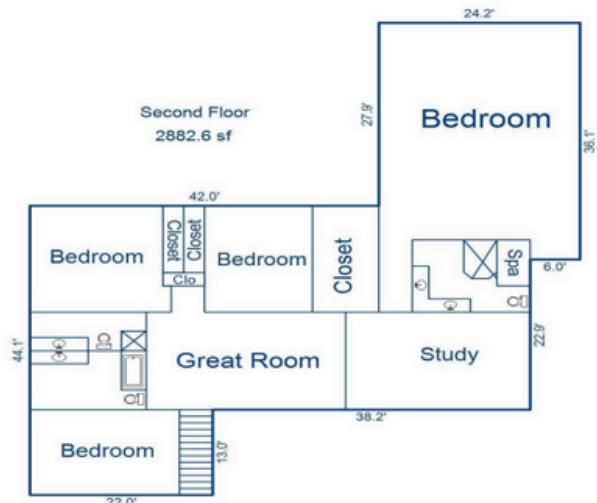
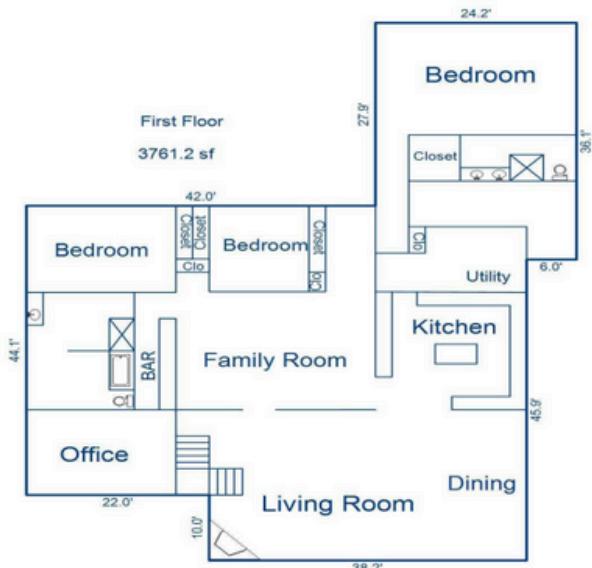
This remarkable Montana-crafted 8 bedroom log cabin estate sits on 13.5 fully fenced acres of fertile farmland, ideal for ranching, livestock, or alfalfa cultivation.



Main Residence Highlights:

- 8 Spacious Bedrooms with a Primary Suite on each level
- 5 Bathrooms
- Chef's Country Kitchen with a Professional Grade Stove
- Custom Rock Style Fireplace
- Beautiful Texas Style Bar on the Lower Level
- Game Room and Cozy Den Upstairs
- Oversized Master Suite with Private Balcony
- Huge Windows and Solid Oak Finishes
- Refrigerated Air and a Commercial Grade Steel Roof Built for Longevity.





Kitchen



Living Room





Equestrian & Ranch Features:

- Massive 8 Stall Horse 5000 sq ft Barn with Living Quarters
- Hot Walker for Racehorses and Ranch Horses
- Corrals and Livestock Chutes
- 5 Giant Metal Animal Enclosures for Livestock or Specialty Breeds
- Irrigation Well for Farming and Alfalfa
- Septic System in Place for Potential Additional Home



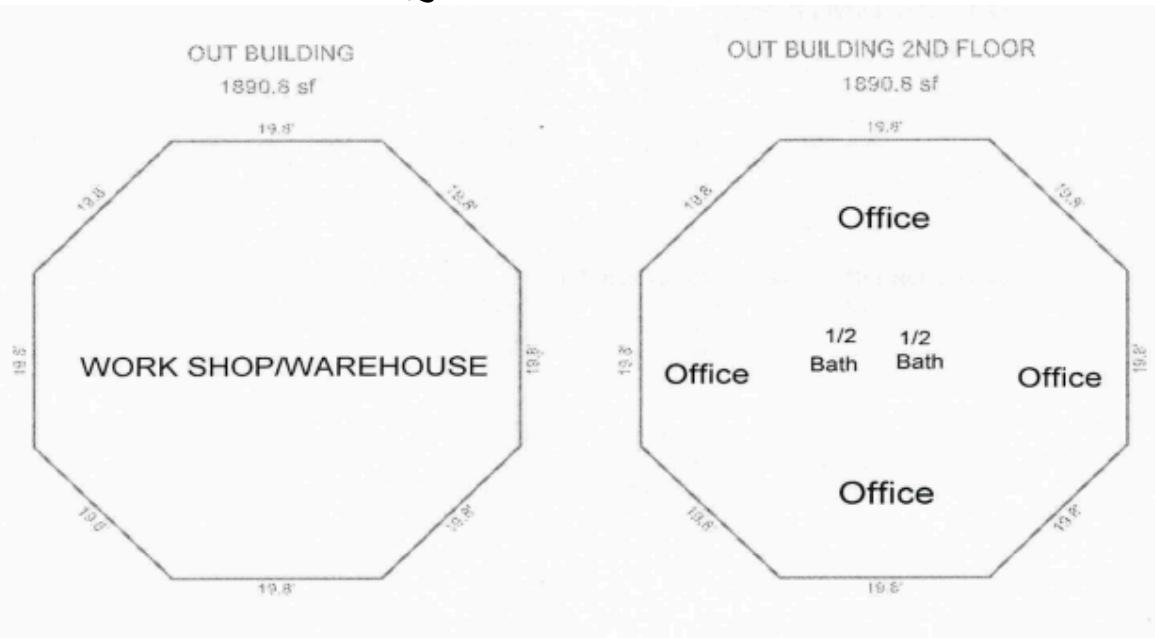
STABLES IN BARN



MAIN BARN AREA

Bonus: Two Story 3,781 sq ft Commercial Office Building

- 4 Offices, 2 baths, and Workshop
- Breathtaking Views
- Commercial Grade Tile Roof & Refrigerated Air
- Perfect for Ranch Management, Remote Business HQ, or Conversion to Guest Quarters



Additional Perks:

- Entire Property is Fully Fenced for Privacy and Security
- All Logs and Materials sourced directly from Montana Log Construction Experts
- Positioned for Both Residential Comfort and Commercial Potential



Whether You're Dreaming of Ranch Life, Business Opportunities, or Both, This One of a Kind Estate is Built for Growth.



Schedule Your Private Tour Today and Step Into the Best of Texas Ranch Living

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Allison Dillard
Your Local Real Estate Expert
Guiding You Home in El Paso, TX & NM
✉ Email: allison.dillard@kw.com
📞 Phone: 915-799-9708
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January 30, 2025
Appraiser's File Reference #10559

Based on the agreed to Scope of Work, and as outlined in the report, I am of the opinion that the current market value of the fee simple rights of ownership of the "as is" subject as of December 17, 2024, is:

ONE MILLION SIX HUNDRED THIRTY THOUSAND DOLLARS

(\$1,630,000). *

The value conclusion is subject to the assumptions and limiting conditions, certification and extraordinary assumptions, if applicable, and definitions found herein. This letter is invalid as an opinion of value if detached from the report.

I, the undersigned, do hereby certify that to the best of my knowledge and belief, the facts and data used herein are true and correct, that Genevieve S. Pendergras, MAI has no interest present or current therein.

Respectfully submitted,



Genevieve S. Pendergras, MAI
State Certified
TX-1331023-G