



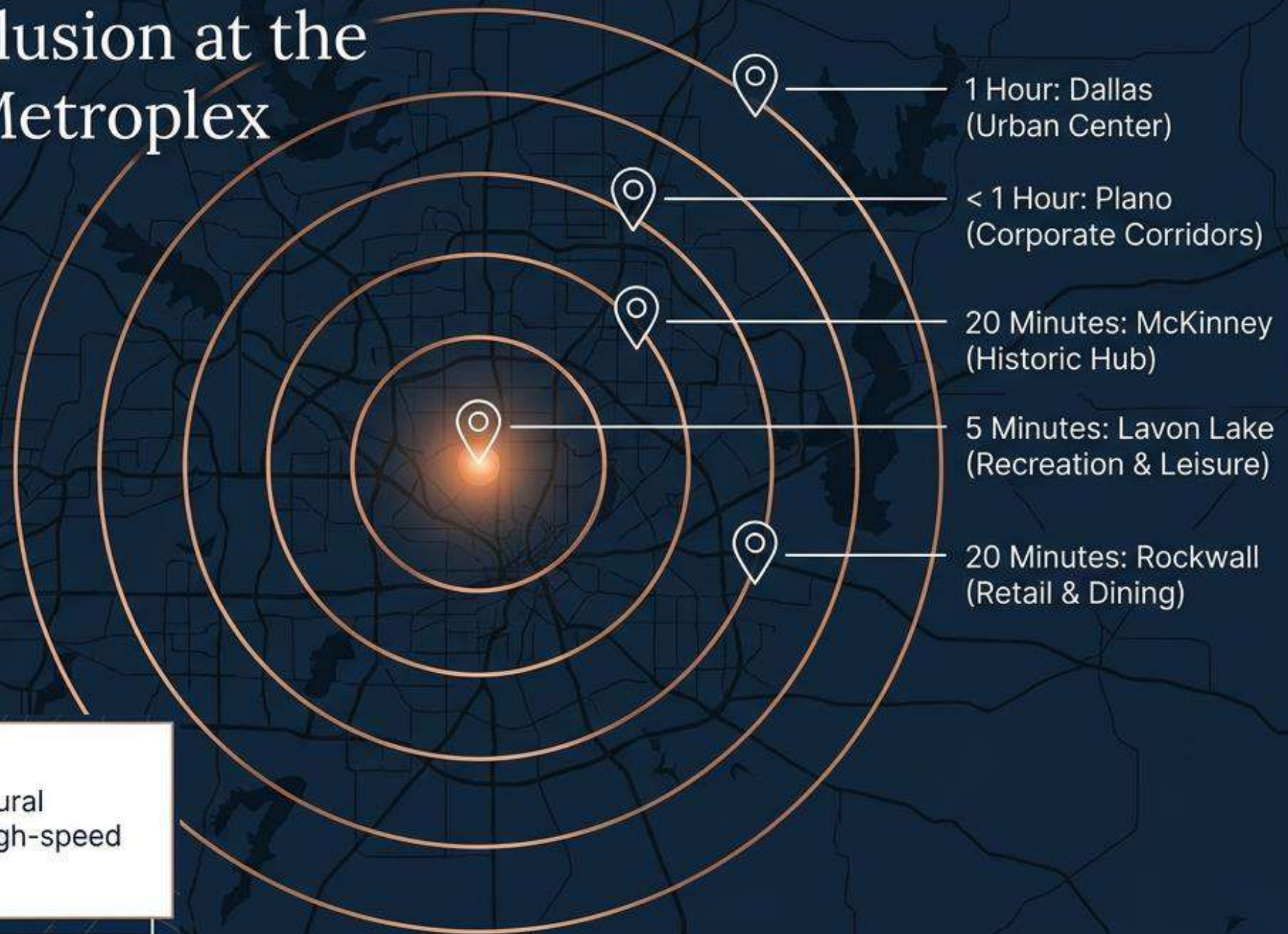
Coldwell
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Apex

The County Road 545 Ranch Opportunity

A 44.36± Acre Unified Estate & Multi-Tract Auction Offering

Nevada, Texas | Auction Date: September 27, 2026 at 4 PM

Strategic Seclusion at the Edge of the Metroplex

**Insight:**

Offering the privacy of a rural retreat with immediate, high-speed access to the Metroplex.



Commercial-Grade Estate Infrastructure



Water Management

Serviced by Copeville Water SUD with 4 dedicated meters available throughout the property. Efficient aerobic septic systems. Water hydrants in all pastures.



Power & Resilience

Active TXU Electric service. Backed by a Generac 48kw diesel generator for whole-house uninterrupted power.



High-Speed Connectivity

Frontier Fiber Optic cable/internet hardwired to the primary residence, the show barn, and the aircraft hangar.

The Tract Portfolio Matrix

Tract	Acreage	Primary Asset	Readiness	Target Utility
Tract 1	21.38	Luxury Homestead, Show Barn & Arena	Turnkey Move-In	Equestrian / Executive Retreat
Tract 2	17.00	Hangar & FAA Turf Runway	Active Airpark	Aviation / Car Collector
Tract 3	2.00	Open Pasture Land	Raw Land	Custom Estate / Pasture Expansion
Tract 4	2.00	Open Pasture Land	Raw Land	Custom Estate / Agricultural Use
Tract 5	1.99	Steel Storage Building	Generating \$1,300/mo	Passive Income / Equipment Storage

All five tracts offer direct County Road 545 frontage.



Tract 1: The Primary Homestead & Domestic Compound

The Residence

3,759 sq ft luxury home (4 beds, 3.5 baths). Extensively updated in 2021 with hardy board exterior, double-pane windows, wood flooring, paint, and a whole-house water filtration system.

Climate-Controlled Garage

1,150 sq ft 4-car facility featuring HVAC and an integrated tornado shelter.

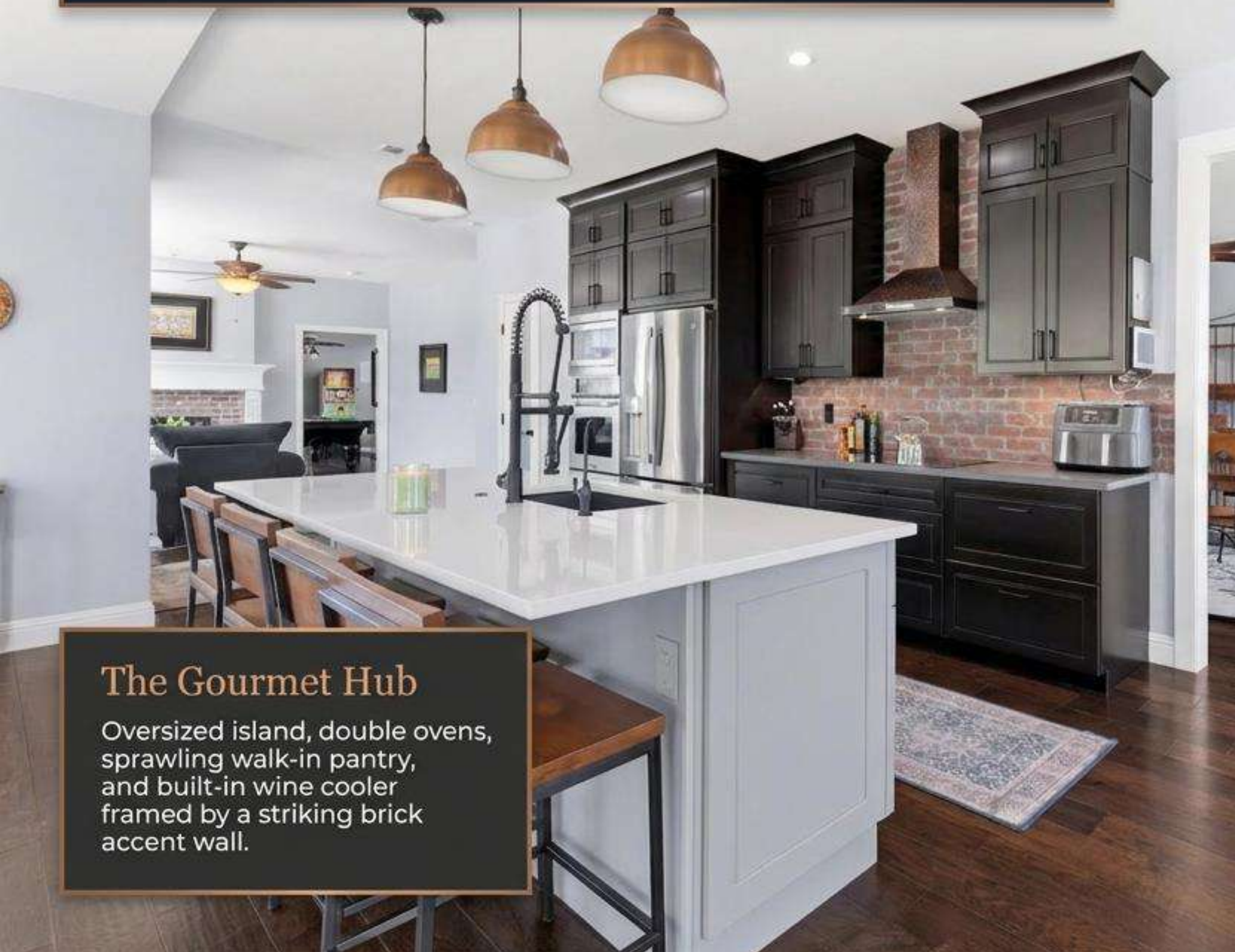
The Pool House

1,000 sq ft detached quarters built in 2024, complete with a full bath and independent HVAC.

Outdoor Living

Private saltwater pool, cabana, and half-acre privacy fencing creating a secluded entertainment oasis. Direct County Road 545 frontage.

Tract 1: Curated Interior Refinement



The Gourmet Hub

Oversized island, double ovens, sprawling walk-in pantry, and built-in wine cooler framed by a striking brick accent wall.



Living Spaces

Open floor plan bathed in natural light, featuring rich wood flooring (installed 2021), dual fireplaces, and seamless transitions to the outdoor patios.



Tract 1: Professional Equestrian Facilities

❖ 8,400 sq ft Show Barn

18 large stalls with mats (9 featuring Dutch doors to paddocks). Wash rack with instant hot/cold water. Dual high-volume commercial ceiling fans.

❖ Tack Room & Office

720 sq ft climate-controlled space with a full bath, fiber-optic internet, and a monitored security system. Ideal for a barn manager.

❖ 20,000 sq ft Riding Arena

Massive 200 x 100 lighted covered arena with cushion sand footing and newly added windscreens (2025).

❖ RV Infrastructure

5 dedicated RV parking spots equipped with electric hookups.





Tract 2: The Aviator & Collector's Domain

● The Hangar

3,300 sq ft (50 x 66) fully insulated facility. Features a premium 14.5 ft Higher Power hydraulic door.

● Hangar Infrastructure

Equipped with a half bath, high-speed Frontier fiber internet, and a monitored security/camera system.

● The Runway

Features a 1,400 ft FAA-designated turf runway (Nevada Airpark 3TE3).

● Versatility Note

Beyond aviation, the sweeping acreage and pristine steel structure serve as an unparalleled car collection barn or can be easily converted for additional equestrian pastures. Direct County Road 545 frontage.

Tracts 3, 4 & 5: Frontage, Development & Passive Income

Tract 3

Size: 2.00 Acres

Asset: Premium undeveloped parcel.

Utility: Excellent County Road 545 frontage, perfectly positioned for a custom estate build or strategic pasture expansion.

Tract 4

Size: 2.00 Acres

Asset: High-value frontage parcel.

Utility: Offers identical premium frontage access, serving as a blank canvas for architectural development or dedicated agricultural use.

Tract 5

Size: 1.99 Acres

Asset: 1,200 sq ft (30 x 40 x 14) steel storage building.

Utility: Features double-ended roll-up doors, active electric service, a 20-ft crushed stone drive, and County Road 545 frontage. Currently generating \$1,300/month in passive income (month-to-month lease).

The Multi-Par Bidding Engine

Strategy A: Precision Bidding

Bid exclusively on the single tract that fits your exact lifestyle or development needs.



Strategy B: Custom Assembly

Combine multiple adjacent blocks. Link the Hangar (Tract 2) with the Storage Building (Tract 5), or merge the Frontage parcels (Tracts 3 & 4).



Strategy C: The Unified Estate

Place a comprehensive bid on the entire 44.36± acre assembled masterpiece simultaneously.

Core Mechanic: The multi-par software actively tracks all individual, combination, and whole-estate bids in real-time to determine the highest aggregate value.

Auction Logistics & Broker Participation

Auction Details

Date: September 27th, 2026 at 4:00 PM

Location: Live On-Site at 14705 CR 545, Nevada, Texas (with global simulcast).

Format: Transparent, competitive multi-par bidding environment.

Broker Participation

Commitment: We partner with the brokerage community.

Incentive: Landman Auctions offers a highly competitive participation program, paying 20% of the collected Buyer's Premium to a Participating Broker who brings a winning bidder that performs and closes.

Requirement: Brokers must register their clients prior to the auction event according to the published guidelines.



Register to Bid on Your Perfect Property

Bidding requires pre-registration. Secure your position today.

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Inspection report and seller disclosures available at nevadatxranch.com