

## 330 Shorty Ln, plus 50 acres, Italy, TX



### **JEWEL TO SEE!!!!**

Secluded 3BR/2BA Ranch style home on 50 acres located west of Italy, just minutes off I35 & TX 34. Laminate flooring throughout Kitchen and Master Bedroom. Large Master Bath with separate walk-in shower. Offers split bedrooms and the home has been freshly painted. Included on the property are 3 metal buildings/ barns, swimming pool, working pen for cattle, tack/storage and feed room. All this nested among native oaks...lots of fruit trees and room for gardening. Deer and other wildlife have been seen on the property.

**Offered at \$290,000**

## Directions:

Driving directions to 330 Shorty Ln, Italy, TX  
76651

18.1 mi – about 26 mins

- Waxahachie, TX
1. Head southwest on US-77 S/N Elm St toward W Main St  
Continue to follow US-77 S 1.5 mi
  2. Slight right to merge onto I-35E S 11.7 mi
  3. Take the TX-34 exit toward Italy/Ennis 0.4 mi
  4. Turn right at L R Campbell Rd 0.6 mi
  5. Turn left at Carolyn Rd 1.0 mi
  6. Continue straight onto County Rd/Derr's Chapel Rd 1.9 mi
  7. Turn right to stay on County Rd/Derr's Chapel Rd 0.4 mi
  8. Continue onto Shorty Ln  
Destination will be on the right 0.5 mi

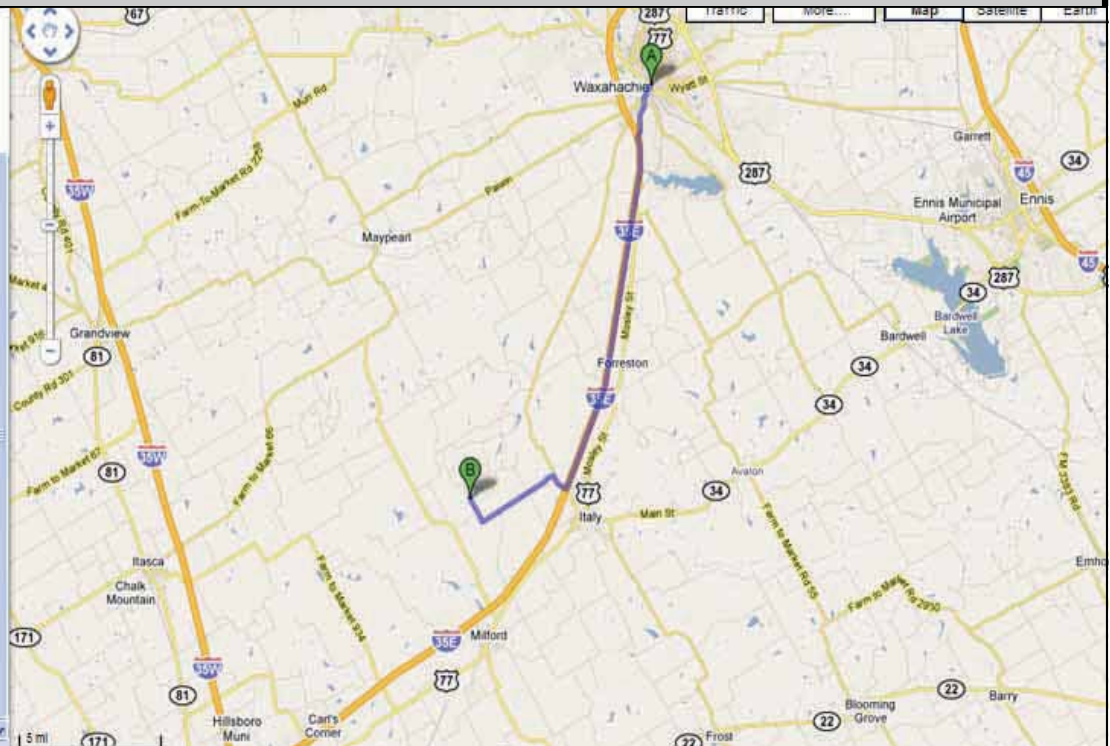
330 Shorty Ln  
Italy, TX 76651

[Save to My Maps](#)

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2010 Google

[Report a problem](#)



## Driving Distance:

Waxahachie– 18 miles

Dallas– 50 miles

Ft. Worth– 60 miles

Waco– 55 miles

Hillsboro– 20 miles

# Blue Sky Country REAL ESTATE

www.BlueSkyCountry.com

Farm & Ranch, Homes, Commercial,  
Recreation and Investment Properties

Robert Phipps  
972-351-4710

Susan McCall  
972-672-2317



**Top—**  
View of the stock  
tank looking west  
of property.

**Bottom—**  
Improved pasture  
land, currently  
with cattle.

128 S. Fordyce Street Blooming Grove, TX 76626 Office: 903.695.2978 Fax: 903.695.2980

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Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Living room has crown molding throughout and lots of windows to view the front of the property.

Kitchen and Dining room have recessed lighting. Stained cabinets with plenty of storage.

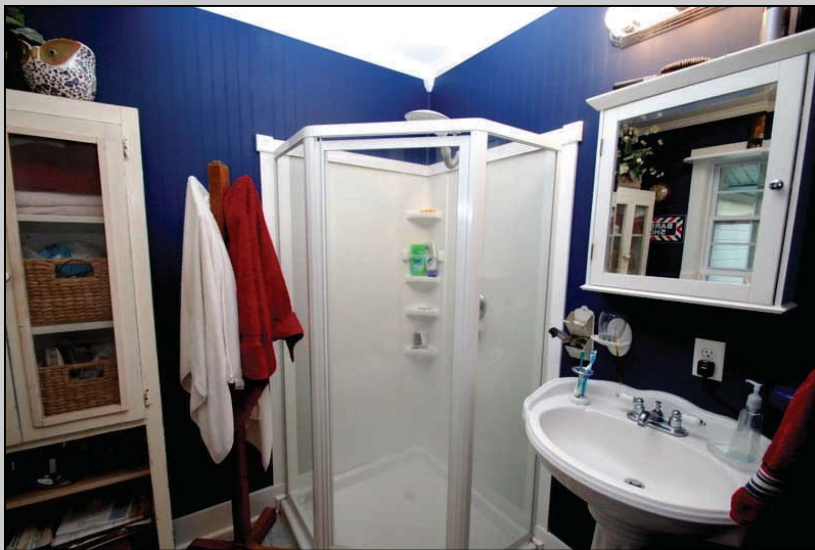


Laminate flooring in the kitchen, carpet in the Dining room and a breakfast bar.





Master Bedroom offers crown molding, laminate flooring, ceiling fan and walk-in closet. There's also a glass door leading out to the back yard. Master Bath has separate walk-in shower, medicine cabinet and pedestal sink.





Bedroom 2 and 3 are large with lots of windows. Hall bath has ceramic tile and linen closet. Entry way is laminate flooring.



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View from the house looking toward the drive coming on to the property. The pastures have been sprigged and improved with costal grasses. Property is fenced all the way around.



Above ground  
pool and flower  
bed.



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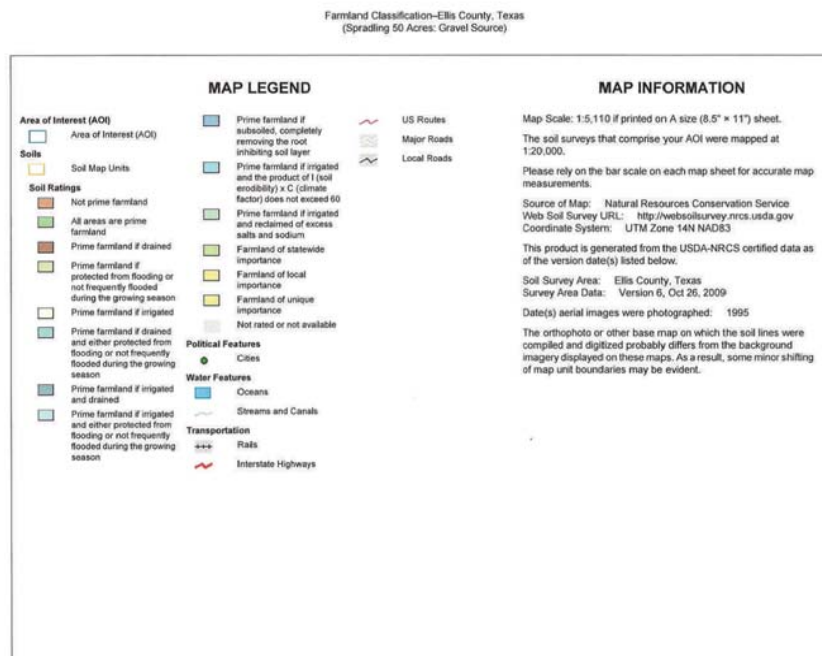
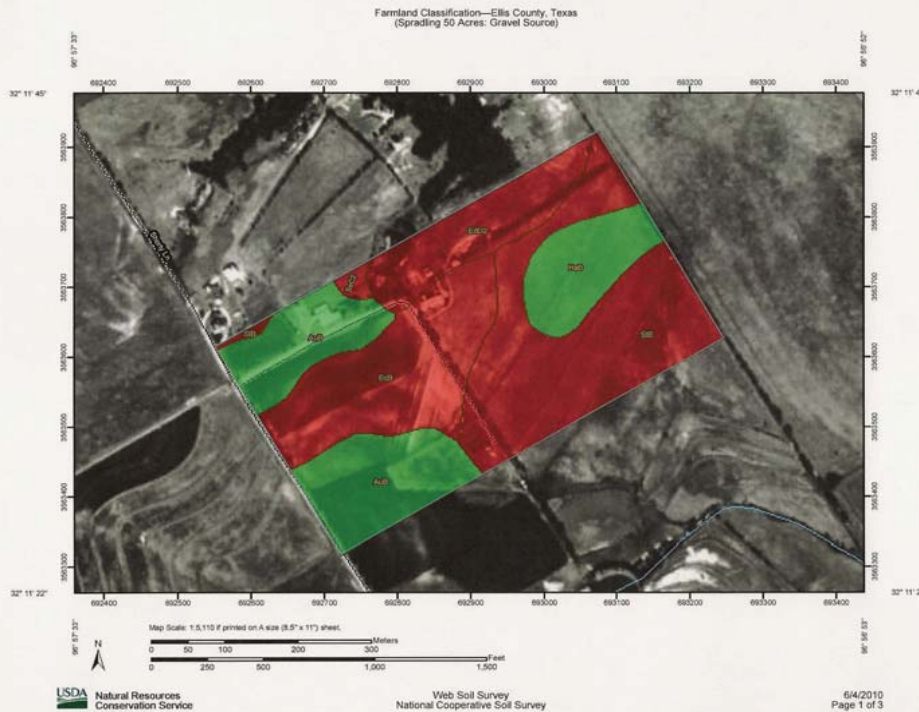
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Farmland Classification—Ellis County, Texas

Spradling 50 Acres: Gravel Source

## Farmland Classification

Farmland Classification— Summary by Map Unit — Ellis County, Texas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AuB	Austin silty clay, 1 to 3 percent slopes	All areas are prime farmland	11.7	22.7%
EcB	Eddy gravelly clay loam, 1 to 3 percent slopes	Not prime farmland	11.4	22.2%
EdD2	Eddy soils, 3 to 8 percent slopes, eroded	Not prime farmland	6.0	11.7%
HaB	Houston Black clay, 1 to 3 percent slopes	All areas are prime farmland	5.1	10.0%
SeC2	Stephen-Eddy complex, 3 to 5 percent slopes, eroded	Not prime farmland	0.4	0.8%
StB	Stephen silty clay, 1 to 3 percent slopes	Not prime farmland	16.8	32.6%
<b>Totals for Area of Interest</b>			<b>51.5</b>	<b>100.0%</b>

### Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower