



For Sale on Market

**\$330,000**

Call 7133771022 Today!

## 2265 KICKAPOO RD, GROVETON, TX 75845

4 BEDS, 2 FULL BATH(S)

Welcome home to this beautiful 4-bedroom, 2-bath, 2,560 sq ft mobile home nestled on 10.09 serene acres of peaceful countryside. This high-end manufactured home features two spacious living areas, offering flexibility for entertaining, a game room, home office, or second family space. The property includes an area already started for a future pond, creating the opportunity for a picturesque water feature or relaxing outdoor retreat. Enjoy privacy and tranquility with wide-open land while remaining in a highly desirable school district. With plenty of room to roam, garden, raise animals, or expand, this property delivers the perfect blend of modern comfort, space, and country charm. Quality construction, thoughtful layout, and acreage like this are hard to find—schedule your showing today!

### GENERAL DESCRIPTION

- Subdivision:** none
- Property Type:** Single-Family
- Bedrooms:** 4
- Baths:** 2 Full
- Stories:** 1
- Style:** Traditional
- Year Built:** 2021
- Building Sqft:** 2,560 / Appraisal District
- Lotsize:** 439,385 / Appraisal District
- Market Area:** Groveton Area
- MLS# / Area:** 55582417 / 42



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Superior Realty and Investments

2265 Kickapoo Rd, Groveton, TX 75845

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