



**For Sale** on Market

# \$2,400,000

Call 7133771022 Today!

## 6500A FM 586, TRICKHAM, TX 76823

3 BEDS, 2 FULL BATH(S)

394 ± ACRES BROWN & COLEMAN CO. CATTLEMEN'S PARADISE Located on the Brown and Coleman County line the opportunity for a turnkey investment starts now! This 394 acres is set up as a fine working ranch with good to excellent boundary and cross fencing throughout. The homestead has been a working cattle operation for the past 2 decades that has been meticulously managed to promote the regenerative growth of native pastures along with a well established hay field. Along with the native pastures you will find mature hardwoods scattered throughout along with some mesquite. The property boasts 5 stock tanks along with Mukewater Creek, a wet weather creek, that has deep pockets holding a substantial amount of water. As you make your way through this property you will find two sets of working-weaning pens, a hay barn, and sheep shed. The homestead features a 3B2B 1804 Sq Ft home that has recent updates. The property has a unique feature offering a domestic natural gas well located on the property that supplies the home and land with endless options. With access to the domestic natural gas well the home has been outfitted with a backup generator system that runs off the well. The natural gas offers the option for an off grid home, while it currently runs the generator, appliances, and greenhouse. The living space has an open concept kitchen and living area with granite countertops and a wood burning stove for those cozy winter days. The master bedroom is paired nicely with a large bathroom and convenient access to the laundry room. The

### GENERAL DESCRIPTION

- Subdivision:** UNK
- Property Type:** Country Homes/Acreage
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2
- Year Built:** 2010
- Building Sqft:** 1,804 /
- Lotsize:** 17,162,600 / OWNER
- MLS# / Area:** NTREIS-21152814



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring 7133771022

6500A FM 586, Trickham, TX 76823 **Listing Broker**  
Visit <https://www.har.com/NTREIS-21152814> for more information **Ranch Pro Real Estate**