



For Sale on Market

**\$1,050,000**

Call 7133771022 Today!

## 1789 COUNTY ROAD 147, ALBANY, TX 76430

3 BEDS, 2 FULL & 1 HALF BATH(S)

Rare opportunity to own a small acreage homesite in a setting that is increasingly difficult to find. This 31.5± acre property is surrounded by large, well-managed ranches, offering a level of privacy, stability, and scenic integrity that protects the long-term enjoyment of the land. Located just outside Albany, the property features convenient county road access and an ideal balance of rural seclusion with proximity to town amenities. The landscape showcases panoramic views of the rolling hills of Shackelford County and wide West Texas skies. The 2,780± square foot home, built in 2023, is designed for both everyday living and hosting. The open-concept kitchen includes gas appliances, a large center island, and an oversized pantry. The home offers 3 bedrooms and 2.5 baths, including a master suite with a spacious bathroom and dual walk-in closets. Two additional bedrooms share a Jack-and-Jill bath. A bonus upstairs room provides flexible space for entertainment or guests. Outdoor features include a covered back porch with an outdoor kitchen, ideal for gathering while enjoying consistent wildlife activity. A small tank near the home and proximity to McCarty Lake add to the recreational appeal. Water is provided by Fort Griffin Special Utility District.

### GENERAL DESCRIPTION

- Subdivision:** Lake Road  
**Property Type:** Country Homes/Acreage  
**Bedrooms:** 3  
**Baths:** 2 Full & 1 Half  
**Stories:** 2  
**Garage:** 2 / Attached  
**Style:** Barndominium  
**Year Built:** 2023  
**Building Sqft:** 2,780 /  
**Lotsize:** 1,370,830 / ASSESSOR  
**MLS# / Area:** NTREIS-21247409



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Rockwater Land & Home

1789 County Road 147, Albany, TX 76430

Visit <https://www.har.com/NTREIS-21247409> for more information