

For Sale on Market

# \$1,145,000

Call 7133771022 Today!

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

**\*\*BRING ALL OFFERS\* PRICE REDUCTION OF \$150,000– August 12, 2025 \*\*** Welcome to Blackjack Hollow, a scenic 43-acre retreat located only 5-miles north of Utopia. With 1,000' of frontage along quiet B&R Road, this thoughtfully developed property offers a rare balance of productivity, comfort, & natural beauty. The land is level, highly usable, and is divided into 2 distinct pastures by a cross fence. South Pasture: 22 acres (approx); cleared; cultivated (annual hay production); pond; game fence along road frontage & most of eastern and western boundaries. North Pasture: 21 acres (approx); natural setting– mature mesquite trees & a scenic oak mott; pond; entirely enclosed by game fence. Soil throughout the ranch consists of loamy clay typical of the valley, well-suited for both grazing and cultivation. A 460 ft. deep water well, drilled in 2021, tested at an impressive 100 gpm. It provides ample water for both residential and agricultural use. At the heart of the ranch sits a 3,200 SQFT barndominium-styled home designed for comfort and functionality. Downstairs: open concept– spacious living area and kitchen; master suite with large bath & walk-in closet; 2 guest bedrooms share a full bath; walk-in laundry room; abundant storage space; durable stained concrete floors. Upstairs: 600 SQFT loft; half bath; flexible living or office space; storage. The home is equipped with 2 separate HVAC units for efficient climate control on each level. A 10' wide wraparound porch invites you to relax and take in sweeping views of the pastures and

## GENERAL DESCRIPTION

**Subdivision:** B & R Ranch

**Bedrooms:** 3

**Baths:** 2 Full & 1 Half

**Year Built:** 2022

**Building Sqft:** 3,200 /

**Lotsize:** 1,859,140

**MLS# / Area:** CCARTX-459076



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

1065 B & R Road, Utopia, TX 76084

Visit <https://www.har.com/CCARTX-459076> for more information

Listing Broker