

For Sale on Market

# \$1,595,000

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## COUNTRY HOMES/ACREAGE, 4 BEDS, 2 FULL & 1 HALF BATH(S)

Nestled in the picturesque landscape of Southern Panola County, this stunning East Texas cattle ranch in Timpson spans 100.961+ beautiful acres of rolling hills and trees. Two sets of livestock working pens with barns. 4 ponds spread out across the ranch provide ample water for the livestock. The main home spans appx 2,677 sf, boasts 4 bedrooms, 2 full baths, and 1.5 bath. A grand stone fireplace with an antique mantle serves as the centerpiece of the living area, while wood and tile flooring throughout add a touch of warmth and sophistication. The home is surrounded by cozy sitting areas that overlook a breathtaking 2-ac lake surrounded by gorgeous cypress trees at the waters edge. Adjacent to the main house is a 2-car garage with an upstairs apt. This open room apartment, complete with a full bath, mirrors the main house's wood accents and offers an ideal guest quarters with added privacy. The property is further enriched with a barn, shop, stg areas, and a vast garden space.

### GENERAL DESCRIPTION

**Subdivision:** NA

**Property Type:** Country Homes/Acreage

**Bedrooms:** 4

**Baths:** 2 Full & 1 Half

**Stories:** 2

**Garage:** 2

**Year Built:** 1999

**Building Sqft:** 2,677 /

**Lotsize:** 4,397,860

**MLS# / Area:** NTREIS-20668184



Presented By  
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