

**For Sale** on Market

**\$1,199,000**

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Subdivision:** BBB & C RY CO

**Property Type:** Residential - Single Family

**Bedrooms:** 4

**Baths:** 3 Full

**Stories:** 1

**Style:** Ranch

**Year Built:** 1999

**Building Sqft:** 2,773 /

**Lotsize:** 1,305,930 / ASSESSOR

**MLS# / Area:** NTREIS-21171612

## RESIDENTIAL - SINGLE FAMILY, 4 BEDS, 3 FULL BATH(S)

Classic custom ranch home situated on 29.98 acres spanning McLennan and Hill Counties. Property offers 4 bedrooms, 3 full bathrooms, a dedicated prayer room, and a large flex space currently used as a band room. Thoughtful layout with highly functional living spaces throughout. Ideal for buyers seeking peaceful country living with ample acreage and versatility. The property is well-equipped for work and play, featuring a 1,200 sq ft shop with a half bath, a 4,000 sq ft barn with working pens and ample storage, a pole barn, tank for livestock, and a garden shed. Both the primary home and garden shed showcase 125-year-old longleaf pine lumber, along with antique gutters and tin salvaged from the homeowners' ancestral homestead, creating a truly one-of-a-kind aesthetic you won't find anywhere else. Enjoy outdoor living at its best with a beautiful pool and covered porch, perfect for entertaining or simply soaking in the peace and privacy of your land. This is a rare opportunity to own a truly unique ranch property—schedule your private showing today. Seller offering buyer allowance for updates.



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
Real Broker, LLC

3057 Holy Rd, Abbott, TX 76621

Visit <https://www.har.com/NTREIS-21171612> for more information