

For Sale on Market

\$1,600,000

Call 7133771022 Today!

COUNTRY HOMES/ACREAGE, 3 BEDS, 2 FULL BATH(S)

246 ± ACRES BROWN & COLEMAN CO. CATTLEMEN'S PARADISE
Located on the Brown and Coleman County line the opportunity for a turnkey investment starts now! This 246 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 2 stock tanks along with Muk Water 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 a good set of working-weaning pens conveniently located adjacent to the house. The homestead features a 3-2 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. 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

GENERAL DESCRIPTION

Subdivision: UNK

Property Type: Country Homes/Acreage

Bedrooms: 3

Baths: 2 Full

Stories: 1

Garage: 2

Building Sqft: 1,804 /

Lotsize: 10,715,800

MLS# / Area: NTREIS-21239029



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

6500A Fm 586, Bangor, TX 75723

Visit <https://www.har.com/NTREIS-21239029> for more information

Listing Broker