



**PROPERTY
FOR SALE**

**5.3 Acres
Camp San Saba, Texas**

ABOUT OUR PROPERTY

Very nice home with a few acres on the edge of Camp San Saba. One of the oldest settlements in McCulloch County. This 2672* square foot, two bedroom, two and a half bath home sits in the middle of a Pecan orchard of approximately 140 to 145 trees, 10 miles south of Brady, Texas.

Built in 2001, this house is all electric, features central heat and central air, and is supplied with water from a 500 foot well that is fully capable of irrigating the entire property.

The living room, kitchen, and dining area is of an open concept, centered on a large fireplace which is built of local stone. Also downstairs is a full utility, a pantry, and a half bath.

Upstairs is a very large master bedroom with access to a covered balcony. Between the master and second bedroom are two full and separate baths which feature a laundry chute falling into the utility and two large walk-in closets.

The property also has a 1500 square foot barn equipped with a small apartment. There is also a small greenhouse plus a couple of sheds and storage buildings. High fenced if you wish to keep the whitetail deer out. A quiet place, private, and move-in ready.

PROPERTY FEATURES

PRICE: \$395,000

SIZE: 2 Bedrooms, 2.5
Bathrooms

2672* Sq. Ft.

**as per McCulloch CAD*



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