



PROPERTY
FOR SALE

1825 FM 1028
Rochelle, Texas

ABOUT OUR PROPERTY

What are incredible views worth? We don't know, but this place has them right off the back porch! See the sun rise in the morning and be in the shade in the evening! Simply a breath-taking view of Deep Creek Valley.

This 319 acre combination game and cattle ranch is high fenced with low cross fencing. All in excellent condition. There is little mesquite, prickly-pear cactus, or cedar. Most of the approximately 126 acres of open grazing land can be closed off from the timbered areas during hunting season. There are four stock ponds. Thick brush and large Live Oaks predominate the rest of the property.

The home was built in 2000 and has 2090* square feet under central heat and air (*As per McCulloch CAD). It features two bedrooms and two baths with walk-in closets. The kitchen is semi-open to the living room and is equipped with granite counter tops, double ovens, and all the amenities you would expect including a dining area, breakfast area, large walk-in pantry, and a utility room with washer, dryer, and water softener. Ceiling fans though out. Tile in living, kitchen, and utility. Wood laminate in bedrooms and baths. No updating is needed. It is move in ready.

Additionally, there is an 816* square foot guest house that was built in the 1940's. It features a full kitchen, two bedrooms, a bath; all under central heat and air.

Also present on the property is a 2000 square foot metal barn with concrete floors, skylights, fluorescent lights, and sliding doors north and south. A good set of cattle working pens with a shelter shed, a chicken coop, multiple water troughs, 250-gallon propane tank, 500-gallon fuel tank, and Fiber Optic internet! A beautiful, well taken care of property in a very quiet area. Asking price is \$1,972,848.00



GET IN TOUCH WITH:

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