

Land & Outdoor Features

- ✓ 16 private wooded acres
- ✓ Wildlife agricultural exemption
- ✓ Approximately 1-acre stocked pond
- ✓ Bass
- ✓ Blue catfish
- ✓ Covered fishing pier/dock
- ✓ Perimeter game fencing
- ✓ Wooded trails throughout the property
- ✓ 500-gallon propane tank
- ✓ Private well
- ✓ Well house
- ✓ Antenna/internet tower

Main Residence

- ✓ 2 bedrooms
- ✓ 2 full bathrooms
- ✓ Spacious open-concept floor plan
- ✓ Large living room with soaring ceilings
- ✓ Kitchen with center island and pantry
- ✓ Dining area
- ✓ Gas fireplace
- ✓ Large upstairs loft/flex room
- ✓ Two hall closets
- ✓ Laundry room
- ✓ Primary suite with:
- ✓ Large walk-in closet
- ✓ Whirlpool soaking tub
- ✓ Separate shower
- ✓ Private exterior access to covered porch

Expansion Potential

- ✓ Approximately 1,400 sq. ft. unfinished space beneath the home
- ✓ Fully plumbed
- ✓ Ready to finish as additional living space, entertainment area, workshop, or storage

Guest Quarters / Office

- ✓ Separate detached guest suite or office
- ✓ Full bathroom
- ✓ Steam shower
- ✓ Stackable washer and dryer
- ✓ Covered carport

Shop & Additional Buildings

- ✓ 25' x 42' shop
- ✓ Three bays
- ✓ Two open bays
- ✓ One insulated enclosed bay with roll-up door
- ✓ Approximately 240 sq. ft. storage building
- ✓ Additional small cabin overlooking the pond with electricity already installed (ideal for future guest cabin, studio, or hobby space)

Additional Improvements

- ✓ 26 kW whole-house Generac generator
- ✓ Covered front and side porches
- ✓ Electric heat and air conditioning
- ✓ 8 water spigots throughout property

Location: approximately

- ✓ Huntsville ~ 30 minutes
- ✓ College Station ~ 45 minutes
- ✓ Crockett ~ 45 minutes
- ✓ Houston ~ 2 hours
- ✓ Dallas ~ 2.5 hours

*All information is reliable but should be independently verified

