Cherry Ruffino team | COLDWELL BANKER APEX, REALTORS®

HICKORY HILL



5574 CR 333, Caldwell, TX 77836 | Offered at $999,000 | A0194 OTTO F TRACT 1, 30.122 ACRES

RESIDENCE

- 4 bedrooms | 3.5 bathrooms | 3,150 SF *per county appraisal records, as reported by seller*
- Original construction 2009; primary suite addition completed 2014
- Wood flooring in principal main-level living areas and study; crown molding on both levels
- Great room with wood-burning fireplace, propane gas starter, mantel and French doors to covered patio
- Flexible study between great room and primary suite, with walk-in closet, separate full bathroom and patio access
- Additional main-level bedroom; two upstairs bedrooms with dormer windows, full tub/shower bathroom and attic access
- Upstairs carpeting professionally stretched and steamed

KITCHEN, UTILITY & PRIMARY SUITE

- Wood cabinetry, granite countertops, propane gas range/oven, over-range microwave
- Breakfast nook and pantry; kitchen sink overlooks carport
- Utility room with sink, half bathroom with a shower and direct rear porch access;
- Primary suite on main level with wood flooring, walk-in closet and exterior access
- Primary bath with tile flooring, roll-in shower, soaking tub, two vanities with vessel sinks and double-door water closet

OUTDOOR LIVING & IMPROVEMENTS

- Southwest-facing covered front porch with epoxy-finished concrete
- Covered rear porch with four ceiling fans with lights (two newer); access from utility, great room, study and primary suite
- Covered wooden deck installed May 2026; patio table and chairs convey
- Epoxy-finished concrete extends from the front porch through the carport
- Roof approximately six years old; flashing replaced to address prior leak; seller reports no subsequent water intrusion

LAND & ACCESS

- 30.122 acres; open pasture, dense wooded areas, established trails and seasonal spring; no pond
- Rain-fed creek and culvert near the entrance
- Approximately 1,500 linear feet of asphalt driveway leading to barn, attached carport, flagpole and windmill
- Newly installed electric pipe entrance gate with remote control and keypad
- Barbed-wire perimeter fencing; known damaged section adjoining neighboring tract (approximately 100 linear feet, subject to seller verification)

BARN, SHED & RAINWATER COLLECTION

- Insulated 30 x 40 ft barn (1,200 SF), on concrete slab, with electricity and three tractor-accessible roll-up doors; attached carport
- 25 x 30 ft storage shed (750 SF), on concrete slab, no electricity or insulation
- 1,500-gallon rainwater cistern collecting runoff from barn gutters

UTILITIES, MECHANICAL & SECURITY

- Milano Water cooperative; septic system with field lines
- Two HVAC systems installed 2009 and 2014; three thermostats serving primary suite, great room and upstairs
- Propane serves central heating, kitchen range and fireplace starter
- Propane tank is LEASED from Liquid Gas Company, Somerville; provider contact: Howard Faust
- Exterior lighting and owned ADT security equipment convey; buyer must separately subscribe for monitoring

WILDLIFE MANAGEMENT & CONVEYING ITEMS

- Wildlife Management Agricultural Exemption approved April 30, 2026 for five-year period, per seller; seller reports transferable, subject to supporting paperwork and applicable qualification
- Purple Martin houses, solar-powered peer feer feeder, deer blind, ftam and rear water troughs, and gopher bait applicator convey
- American, Texas and Texas A&M flags convey; fireplace tools and patio table/chairs convey

AGENT / BUYER DUE DILIGENCE

- Seller reports no survey has ever been drawn; buyer to obtain and pay for new survey if required, as agreed in purchase contract
- Sellers report mineral ownership and existing oil lease with periodic payments; mineral interests negotiable. Confirm interests, lease terms and royalty details in documents,
- Confirm wildlife exemption documentation, continued qualification and any transfer procedures with appraisal district
- Verify propane lease terms and any buyer transfer requirements

Property details based on seller-provided information; measurements and conditions should be independently verified. Conveyance and concessions are subject to the executed contract and applicable addenda.