

Triple L Ranch

PROPERTY FEATURES & IMPROVEMENTS

9458 CR 227 | Bedias, Texas | 42 Acres

RANCH & INFRASTRUCTURE

- 8-foot, professionally reinforced steel perimeter game fencing
- Cross-fencing installed in 2022
- Automatic entry gate
- Underground electrical service
- Water well with 20,000-gallon storage tank
- Two septic systems
- Professionally installed security cameras throughout the property
- Chicken pen with electricity and water
- Organic garden with timed irrigation system

WORKING BARN | 30′ × 70′

- Professionally reinforced steel structure
- Updated electrical throughout
- Newly installed outlets, fans and LED lighting
- Installed hog panels
- Portable livestock pens
- Tack room
- Security camera system

BERMED EARTHEN HOME

- Architect-designed structure
- Original architectural blueprints available
- Currently used for storage
- Seller has not attributed value to this structure in the asking price

NATURAL FEATURES

- Gently rolling pasture
- Native pines
- Stocked, spring-fed pond
- Blackbuck antelope
- Wide-open views

SHOP | 30′ × 60′

- Concrete foundation
- Electrical service
- Professionally reinforced steel structure
- Security camera system
- Tractor and farm implements convey

MAIN RESIDENCE

- 3-bedroom, 2-bath barndominium
- Stainless steel appliances
- PEX plumbing
- Water filtration system
- Tankless water heater

OUTDOOR LIVING

- 11,000-gallon fiberglass pool installed in 2018
- Poolside decking
- Covered outdoor kitchen
- Firepit and large swing with built-in cooler convey

DETACHED BUNKHOUSE | 336 SQ FT

- Separate bedroom, kitchenette and full bathroom
- Accessibility features
- Heating and air conditioning
- PEX plumbing
- Security camera system

ERIKA ERVIN | COLDWELL BANKER APEX 979-595-7233