

Magnolia Trail Ranch

Complete Property Description

23725 FM 1293, Thicket, TX – Hardin County
96.12 Acres

Relax and enjoy the tranquility and western outdoor lifestyle of Magnolia Trail Ranch! Gently secluded among the wooded terrain in Hardin County you will find over 20± acres of immaculately managed and improved cleared pasture land ready for horses/livestock, friends and family! Elaborate thought has been put in place to complete your custom ranch dream. Ranch features include a charming 1/1 Main House, 8 stall/66X96 Sq. Ft. horse/livestock barn with guest living quarters/shop space, gravel ranch roads, pond, storage outbuildings, scenic bayou and endless possibilities. Owners have cleared several ideal homesites for those looking to expand or customize. Fun adventurous features include several ATV/Hiking/Horse riding trails. Getaway from the busy city life and invite guests to tour your 96+ acre ranch just 30 minutes from the amenities of town!

Private Country Living – Livestock/Horse Facilities – Hunting Opportunities – ATV/Riding/Hiking Trails

Property Features

House with Gated Entry: Enjoy the quiet comfort of the 1 bed, 1 bath 18X48 Sq. Ft. General Shelters custom designed home. Main house includes all the amenities for country living including open concept kitchen and living room, laundry, pantry and all appliances. Outdoorsmen and families alike will appreciate the 10X48 covered front porch design equipped with mud boot/dog wash cleaning station. Experience the relaxing atmosphere sitting around the firepit in the fully fenced yard.

Storage Building by Main House: Property includes a 12X20 insulated storage shed near the main home. Storage building contains connections for both electricity and water. The versatility of this outbuilding is useful with both A/C and deep freezer already in place!

Property Features **Ranch Improvements**

Horse/Livestock Barn: Equestrian and Livestock enthusiasts alike will appreciate the immaculate design and thought incorporated into the 66X96 barn. Elaborate elements of the barn include:

- 8 stall design – Stalls built from Preifert Rough Stock panels and gates; Flexible design
- Concrete alley/walk-ways
- Overhead LED lighting, fans and monitor style roof for heat management
- 12X24 insulated tack/feed room with utility sink and roll-up door
- 12X26 workshop with LED lighting, 220v outlets, 110v outlets, dust collector, exhaust fans and welding receptacle
- 440 amp electrical service

- Main door: 14 ft. high clearance
- Dried in 26X36, 2 Bed, 1.5 Bath apartment with full kitchen and 8X26 covered porch (the half bath opens up to the barn concrete walkway)
- Barn includes wash rack and LED lighting over working chute/trim chute space
- Pipe sorting pens with load out chute

Sawmill Storage Barn: Magnolia Trail Ranch includes a notable storage barn near the main entrance to the property. Barn is useful for equipment storage and sawmill/wood projects! Sawmill storage barn is 16X32 in size with full loft and shed roof.

Trailer/Hay Storage Multi-Use Barn: Park your horse trailer, RV or store round bales under the 40X60 barn complete with concrete floor. The possibilities are endless with this useful barn located near the main Horse/Livestock Barn and Pipe Sorting Pens!

Pasture Design & Metal Shade: Ranch includes over 20± acres of cleared pasture land with improved Tifton 9 grasses. Land near the barn is cross-fenced with water lines and gate connections to main barn for turn-out traps. Animals can relax under the 20X20 metal shade structure in the cross-fenced pasture area.

Water/Utilities

Ranch improvements are connected to the West Hardin Water Supply Corporation. Listing agent can provide water line map along with underground electricity line map. Property includes one small stock pond near cleared homesite/pasture for livestock, recreation or scenic viewing. Explore the Little Pine Island Bayou that meanders near the South side of the property near ATV/hiking trails!

Road

Magnolia Trail Ranch has 2156± feet of road frontage on the neatly paved Farm to Market road 1293 in Thicket, TX. Interior roads connected from FM 1293 to the improvements include the ½± mile raised gravel loop driveway. Property has two entrances off of FM 1293.

Wildlife

Magnolia Trail Ranch is suitable for the avid outdoorsman! Property is unrestricted and ready for hunting, fishing and ATV recreation! Whitetail deer among other wildlife are often seen roaming just behind the main house. Several hiking/ATV trails meander through the property. Adventurous outdoorsman can hike to view the 36± inch GIANT Magnolia Tree near Little Pine Island Bayou! Hunt the heavily wooded Pine & Magnolia tree pasture land or enjoy recreational trails and more.

Location/ Directions

23725 FM 1293, Thicket, TX 77374: Ranch entrance located on FM 1293. From Beaumont, TX get on I-10 E/US-287 N/US-69 N from W Cedar St and I-10 Frontage Road for 1.2 miles. Follow US-287 N/US-69 to TX-326 S in Kountze for 20 miles. Follow FM 1293 to Property for 20 miles.

Estimated Drive Times:

- Kountze 20 minutes
- Livingston 30 minutes
- Lumberton 30 minutes
- Cleveland 35 minutes
- Liberty 40 minutes
- Beaumont 45 minutes
- Huntsville 1 hour, 20 minutes
- Houston 1 hour, 20 minutes
- Austin 3 hours, 45 minutes

Personal Property Item Inventory List

A complete list of personal property items to be sold can be provided in transaction process. For example, items considered for sale include but not limited to: Arrowquip Cattle Chute, etc.

MOVE IN READY!

Contact

Magnolia Trail Ranch is listed by Capitol Ranch Real Estate, LLC
Listing Agent – Katy Wunderlich (979) 571-7498 | katy@capitolranch.com
Schedule showings 24-48± hours in advance - Showings accompanied by Listing Agent
Showings by Appointment Only
www.RanchRealEstate.com