

13594 FM 322, Elkhart, TX 75839

Home:

- 5,460 sq.ft. home with hilltop views
- 6 bedrooms, 3.5 baths
- New carpet and paint - 2018
- New kitchen appliances - 2018
- Wired Generac generator that powers entire home - 2018
- New windows (solar screens on western-facing side) - 2019
- New fireplace (propane) - 2019
- Fully remodeled kitchen and bathrooms - 2019
- Both water heaters replaced - 2019
- New roof and gutters - 2020
- New A/C and heaters (downstairs and upstairs) - 2019 and 2020
- Whole house replumbed - 2021
- New exterior doors - 2021
- New hardie siding and exterior paint - 2021
- New upstairs deck and flagstone patio and firepit - 2021'
- Tiny home (guest quarters) in wooded pasture behind main house; 399 sq.ft, plus loft, large deck, water well, septic system, and solar power for well (all added in 2022)
- High-speed broadband internet through Windstream (main house) / Starlink (tiny house)
- (2) 500 gallon propane tanks

Land:

- 206.41 acres (60% wooded, 40% pasture)
- New gated entrance - 2018
- New bridge across creek - 2019
- New storm cellar - 2022
- All pastures improved and ponds rebuilt since purchase
- Abundant deer and wildlife
- 3 barns (2 with electricity)
- Enclosed shop (30'x40') on concrete foundation with foam insulation, electricity, water
- Loafing shed
- Full cattle set-up
- 3 ponds and spring-fed creeks throughout property
- Full perimeter fencing, with field fencing around main house and front 40-acres - 6 separate pastures
- Multiple hunting blinds, deer feeder, numerous trails, and gun range
- Enclosed chicken coop and garden