



MOCK RANCHES
kw
GLOBAL LAND MARKETING

205 HWY 61, DEVERS, TX 77538
LIBERTY COUNTY

168± ACRES | \$1,750,000

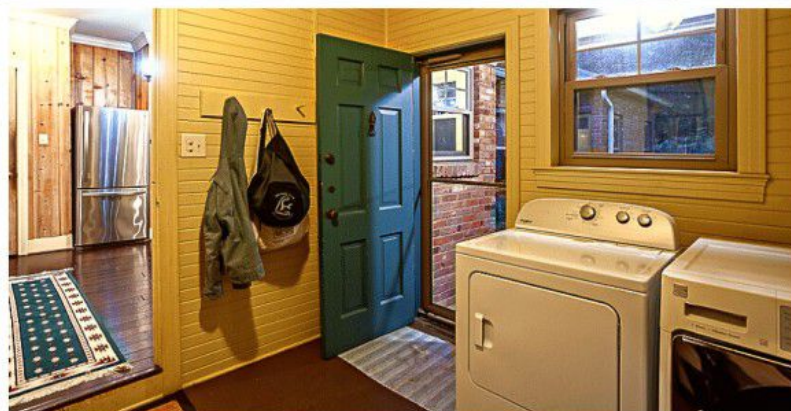


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PROPERTY DESCRIPTION.

Welcome to the 168 acre Ace In The Hole Ranch. This gentleman's ranch has everything you could ask for within an hours drive of Houston. The 2,621 sqft, 3 bed, 2 bath home is accented by hardwood flooring, copious amounts of natural lighting, large open rooms, and surrounded by majestic live oak trees. The 40x60 concrete floor shop with 3 roll up doors has ample space for all your projects and overflow space in the 20x60 lean-to. A 20 KW Kohler generator that supplies power to both the home and shop. There is a 16x32 barn sitting adjacent to the cattle working pens, round pen, & turnout for your horses. Need to relax after a day's work? Throw your fishing line into the beautiful pond that is stocked with perch, catfish, and bass or sit back and watch the deer that frequent one of the two wildlife feeders. Over 3,000ft of Hwy 61 frontage & city water/sewer, this ranch is a great investment & will continue to gain in value through the years. Call us now to schedule a private showing!



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

MOCK RANCHES | FOR SALE

205 HWY 61, DEVERS, TX 77538

LIBERTY COUNTY



PROPERTY DETAILS:

- 168.28 Acres
- Liberty County
- 2621 sq ft 3 bd/2ba
- 40x60 concrete floor shop with 3 roll up doors and 20x60 lean-to
- 20 KW Kohler generator
- 16x32 horse/cattle barn
- 3,000ft of Hwy 61 frontage
- City of Devers water/sewer



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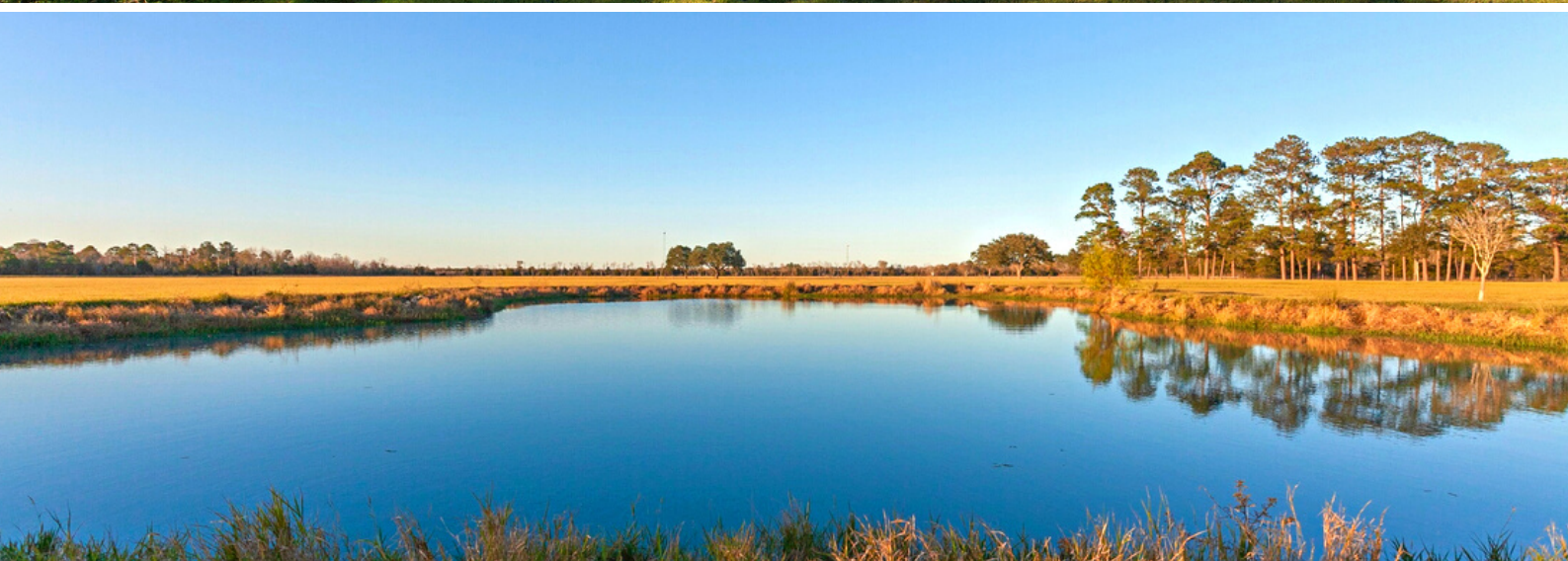


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MOCK RANCHES | FOR SALE

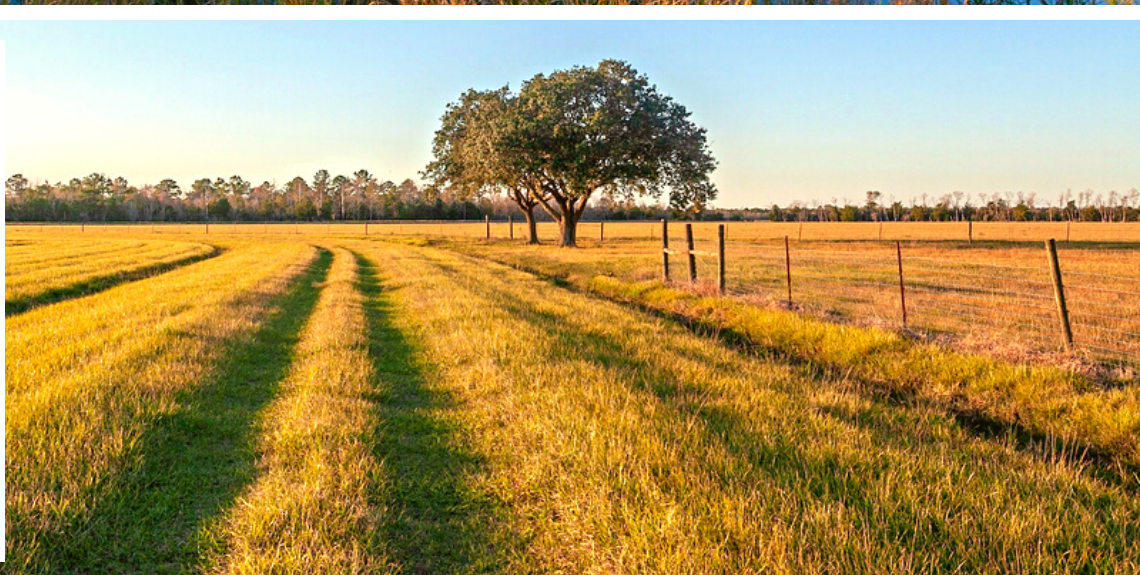
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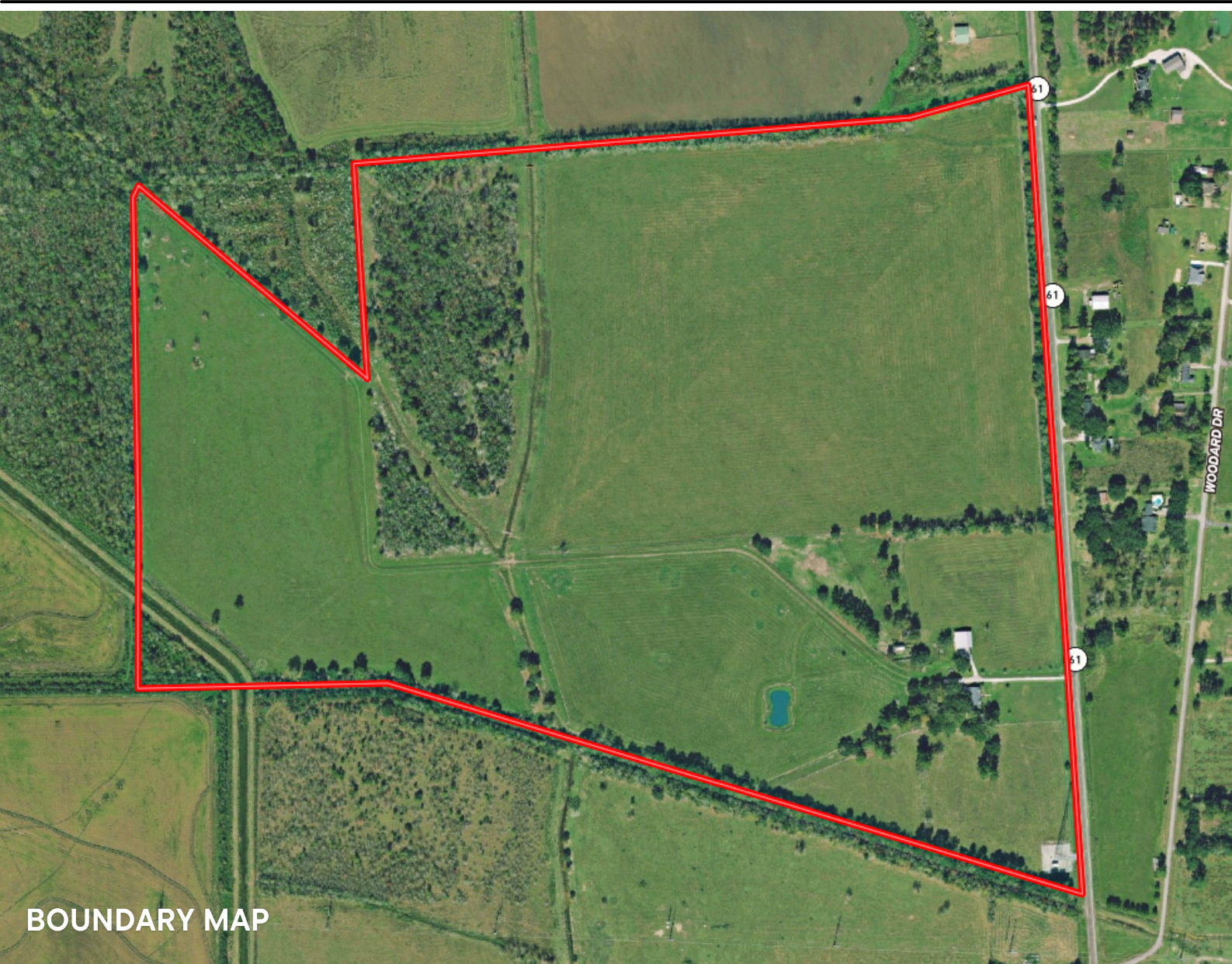


PROPERTY FEATURES:

Corrals, Home, Barn,
Electricity, Pond, Hunting,
Work Shop, Fishing,
Equine Facilities, Arena,
Wildlife Feeders, Hwy-
County Rd Frontage,
Development Potential



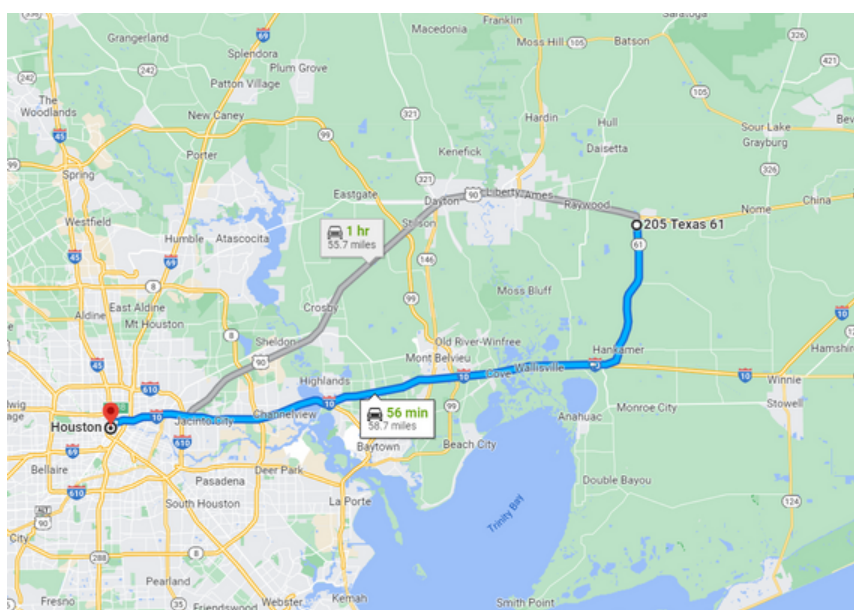
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BOUNDARY MAP

DRIVING DIRECTION.

From Interstate 10 - take Hwy 61/Hankamer exit. Go north on Hwy 61 for 13.5 miles. Property will be on your left 0.7 miles before you reach Hwy 90.



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CHAD ANDRUS

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SCAN FOR CONTACT CARD

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Anthony Vaughan

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