



MOCK RANCHES
kw
GLOBAL LAND MARKETING

32624 FM 365, NOME, TX 77629
JEFFERSON COUNTY

137± ACRES | \$2,400,000



MOCK RANCHES | FOR SALE

32624 FM 365, NOME, TX 77629

JEFFERSON COUNTY



PROPERTY DETAILS:

- 137 Acres
- Jefferson County
- 3,745 sq ft 4 bd/4F-1H ba
- Acreage, Equestrian Property, Recreational Land, Farm, Home, Ranch, Cattle Ranch, Home with Acreage



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

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PROPERTY DESCRIPTION.

Experience the perfect combination of luxury and country living on this incredible 137-acre ranch. This beautiful 3,745 sqft 1.5 story home boasts 4 bedrooms and 4 bathrooms, with stunning features like granite countertops, a pot filler, and hurricane shutters. You'll love entertaining in the spacious outdoor kitchen and fireplace, or working in the 50x75 shop with a 25' awning. There's even a 40x60 3 stall cattle barn with working pens, making this property perfect for raising livestock. The home also features a central vacuum, 3 car garage, and an office, providing convenience and comfort. Plus, with a 1.3 acre pond and a 30 acre hay field, you'll have plenty of opportunities to enjoy the beautiful scenery. Best of all, this property experienced no flooding during Hurricane Harvey, so you can rest easy knowing you're making a sound investment. Don't miss out on this incredible opportunity to own your own slice of Texas paradise!



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PROPERTY FEATURES:

Home, Corrals, Barn,
Electricity, Pond,
Hunting, Work Shop,
Water Well, Fishing,
Hwy-County Rd
Frontage

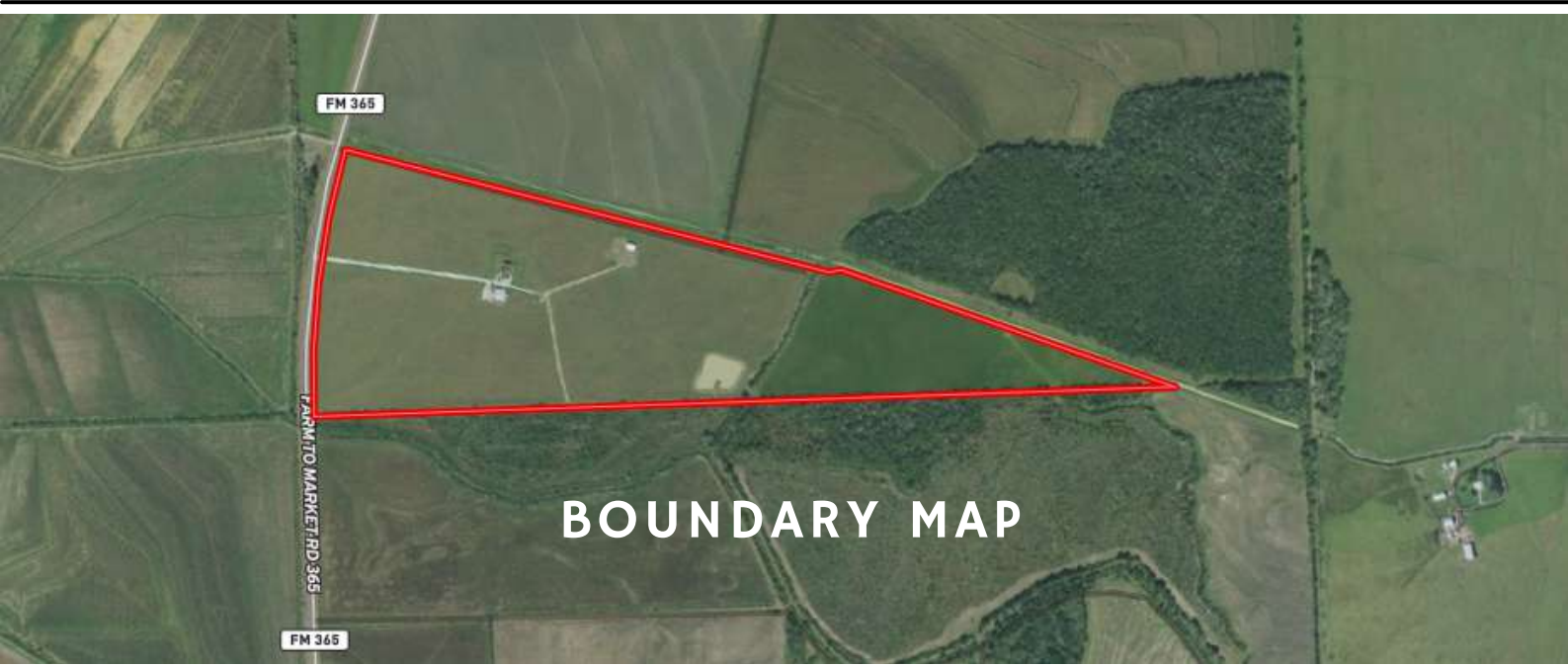


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FEATURES & UPGRADES

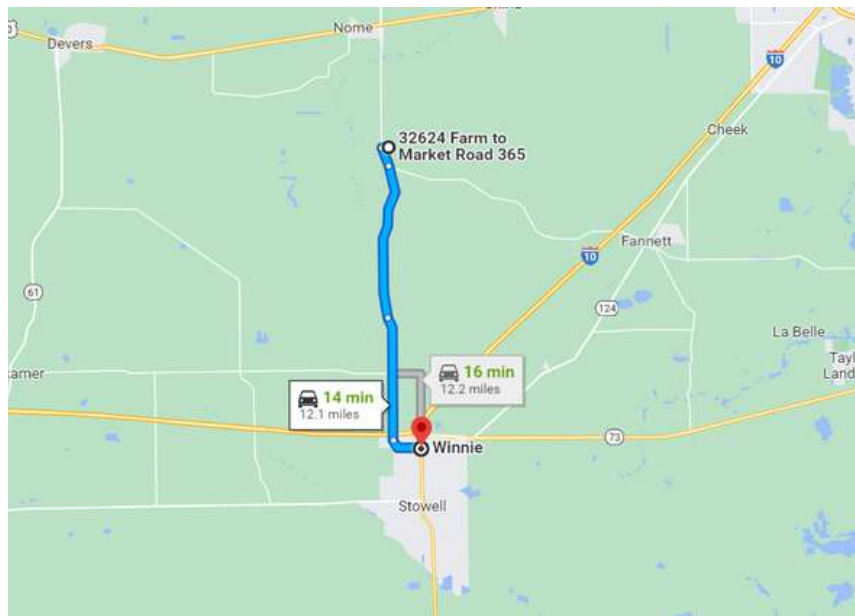
- 3,000 SQFT OF LIVING SPACE ON 1ST FLOOR
- 745 SQFT BEDROOM, FULL BATHROOM AND GAMEROOM AREA IN THE HALF STORY ABOVE GARAGE
- 4 BEDROOMS & 4.5 BATHROOMS
- 13' CEILINGS IN LIVING/KITCHEN/DINING AREAS
- 9' CEILINGS IN BEDROOMS
- OFFICE/STUDY
- CENTRAL VACUUM SYSTEM
- COFFEE BAR IN PANTRY
- ALARM SYSTEM
- HURRICANE SHUTTERS AROUND ENTIRE HOME
- OUTDOOR KITCHEN
- OUTDOOR FIREPLACE
- WATER SOFTENER SYSTEM
- POT FILLER AT KITCHEN STOVE
- PLUMBING SET UP FOR A POOL
- 50 AMP RV PLUG
- SOLAR POWERED ENTRANCE GATE
- HOT WATER AVAILABLE OUTSIDE
- PRIMARY BEDROOM HAS ON-DEMAND HOT WATER SYSTEM
- GRANITE COUNTERTOPS
- PROPERTY HAS BEEN PRECISION GRADED TO DRAIN WATER TO POND AREA
- 30 ACRE BAHIA HAY FIELD
- 1.3 ACRE POND STOCKED WITH CATFISH
- 5,510FT OF PIPE FENCING ALONG FM 365 AND DOWN DRIVEWAY
- 1,885FT OF ROAD FRONTAGE ON FM 365
- NO HARVEY FLOODING
- HOME SITS ¼ MILE OFF FM 365
- 50'X75' CONCRETE FLOOR SHOP WITH 25' AWNING
- 40'X60' 3-STALL CATTLE BARN WITH ATTACHED WORKING PENS
- INTERNET SERVICED BY AMERICAN BROADBAND

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DRIVING DIRECTION.

From Winnie take FM 1406 north for 9.6 miles, take left on FM 365 and travel .7 miles. Property on the right.



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CHAD ANDRUS

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SCAN FOR CONTACT CARD

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Anthony Vaughan

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