

1286 COUNTY ROAD 4698

BOYD, TX

BEDS 3 | BATHS 3.1 | 3,084 SQFT | 26 ACRES

**YOUR BOYD
COUNTRY OASIS**

*"Your Own Country Sanctuary Offering
Quiet Living and Wide-Open Possibilities"*

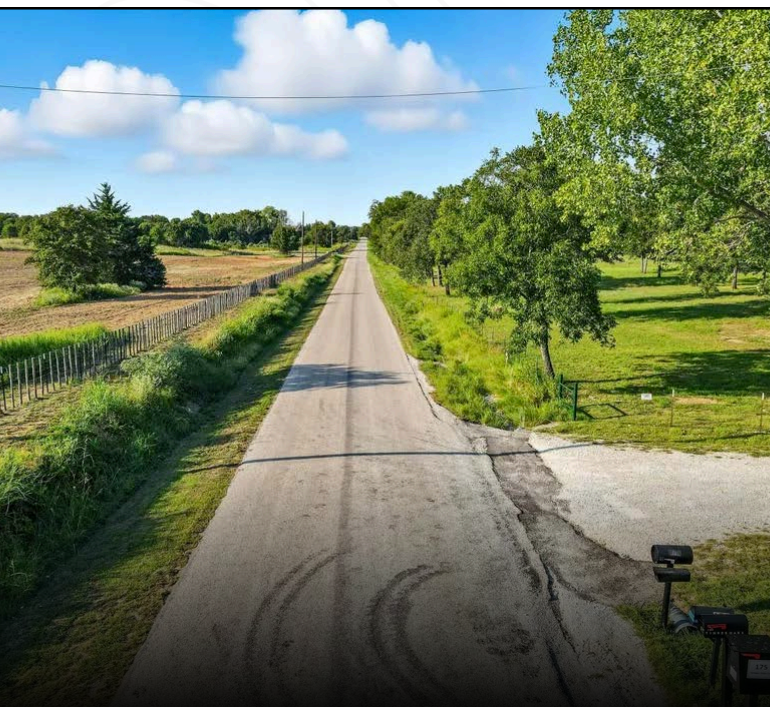
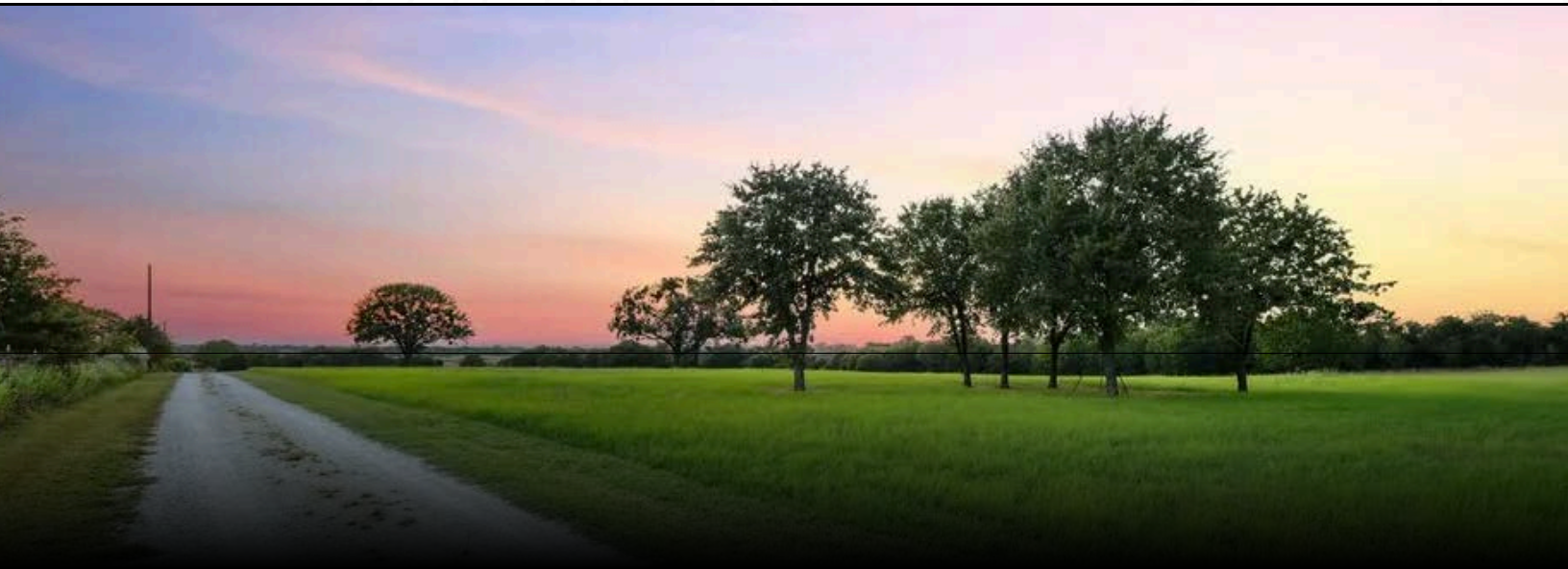


A PRIVATE SLICE OF TEXAS LIVING



Escape to your own slice of Texas countryside with this just under 26 acre property in Boyd, offering the perfect balance of comfort, usability, and breathtaking views. Perched on the highest point of the land, the 3-bedroom, 3-bath home takes full advantage of gentle rolling topography and wide-open skies.

Inside, you'll find an open-concept living and dining area, a cozy breakfast nook, and a private office tucked into the primary suite, ideal for both relaxation and productivity.



Step out onto the back porch to take in panoramic views and watch the sun rise with your morning coffee, or enjoy evenings spotting deer and turkey that frequent the land. With plenty of space to build a pool, equine facilities, or run cattle, the opportunities are endless. The acreage also supports income-producing hay production, making it as practical as it is beautiful. A 40x30 shop with overhangs on both sides provides excellent storage for equipment, tools, or hobbies. This property offers seclusion, scenery, and room to grow.

EXCEPTIONAL FEATURES



Escape to your own slice of Texas countryside with nearly 26 acres in Boyd, offering privacy, panoramic views, and endless possibilities for ranching, recreation, or relaxation.

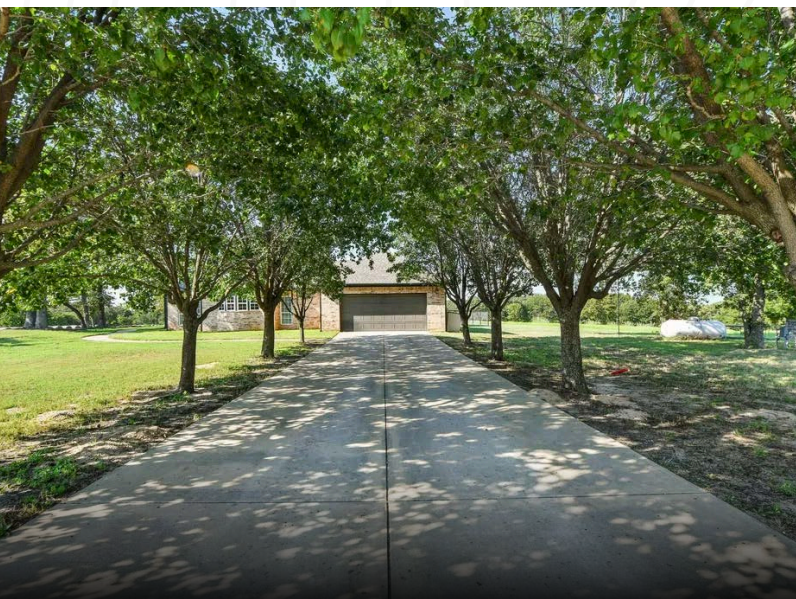
- **3-Bedroom, 3-Bath Home:** Open-concept living and dining, cozy breakfast nook, and private office in the primary suite.
- **Scenic Views:** Perched on the highest point of the property with rolling topography and wide-open skies; deer and turkey frequently visit.
- **Outdoor Living & Expansion:** Back porch, room to build a pool, equine facilities, or run cattle.
- **Income Potential:** Acreage supports hay production, providing practical revenue opportunities.
- **Shop & Storage:** 40x30 shop with overhangs on both sides for equipment, tools, or hobbies.



This Boyd property combines seclusion, functionality, and scenic beauty—a turnkey opportunity to embrace the best of North Texas country living.



ADDITIONAL PHOTOS





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



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