

**Sky Hunter Ranch 43.9 Acres with 10,000+ SF
Barndominium Cumby TX**
4831 FM 3134
Cumby, TX 75433

\$1,250,000
43.900± Acres
Hopkins County



MORE INFO ONLINE:

MoreofTexas.com

Sky Hunter Ranch 43.9 Acres with 10,000+ SF Barndominium Cumby TX Cumby, TX / Hopkins County

SUMMARY

Address

4831 FM 3134

City, State Zip

Cumby, TX 75433

County

Hopkins County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family, Business Opportunity

Latitude / Longitude

33.24051 / -95.789136

Dwelling Square Feet

6000

Bedrooms / Bathrooms

6 / 6

Acreage

43.900

Price

\$1,250,000

Property Website

<https://www.mossyoakproperties.com/property/sky-hunter-ranch-43-9-acres-with-10-000-sf-barndominium-cumby-tx-hopkins-texas/70315/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Keaton Livingston at [469-734-3112](tel:469-734-3112) at the Headquarters office or call [833-466-7389](tel:833-466-7389) and dial 700

Discover the ultimate combination of luxury living, entertainment, and investment potential on this expansive 43.9-acre property in Cumby, Texas. Perfectly situated near the thriving town of Commerce, this property offers unparalleled opportunities for both personal enjoyment and business ventures.

Barndominium Highlights:

This 10,000 + sq. ft. custom-built barndominium has upgraded finishes throughout, featuring:

- **6,000 Sq. Ft. of Living Space:** Divided into two distinct homes, each offering 3,000 sq. ft. of luxurious comfort.
 - **Main Home:** 4 bedrooms, 4.5 bathrooms, and exquisite custom finishes throughout. An open floor plan showcases massive ceilings, knotty pine wood walls, stunning granite countertops in all parts of the home, 100-year-old reclaimed wood beams from Kentucky. An oversized primary suite includes sliding glass doors overlooking the property a large primary bath and a built-in steel saferoom for added security.
 - **Guest Home:** The second home or guest home is 2 bedrooms and 2 and ½ baths, 2 office spaces that could be utilized as many different options, and has ample room to accommodate extended family, guests, additional entertainment area or rental opportunities.
- **4,800 Sq. Ft. Shop/Storage/Entertainment Area:** The shop is currently used as a helicopter hanger with 2 custom built hanger doors that open up to pull helicopters into. The main hanger door is 40 feet and 16 foot tall that opens up to a 50x50 foot heli pad. The possibilities are endless for equipment storage, workshops, hunting lodge or large-scale gatherings.
- **Covered Patio:** Additionally, there is 6000 Sq. Ft. of covered patio with a built in firepit with tons of seating. This area would be used for parking or for more entertainment space.

Endless Potential

The property is an entertainer's dream, perfect for hosting events, weddings, or private parties. Alternatively, it could serve as a lucrative investment property, ideal for an Airbnb, hunting lodge, or other ventures. With 43.9 acres there are many different opportunities to expand this property into a beautiful wedding venue with multiple ceremony areas, plenty of space for bridal suites/ overnight stays as well as a massive area to host a reception. With a little vision this could turn into an exceptional wedding venue or other income generating business.

Additional Acreage Available

For outdoor enthusiasts a turnkey duck hunting property is also available that is contiguous to this property. The owner has developed the property to have multiple large sloughs and deer hunting food plots. Adding this land creates a complete hunting retreat, complete with a massive hunting lodge, enhancing the property's appeal as a recreational haven. For more information on the additional acreage contact the listing agent.

Location & Opportunities

Nestled near Commerce, Texas, a growing community with expanding amenities and opportunities, this property is a prime location for both relaxation and growth.

Whether you're looking to create your dream home, develop a venue, or invest in an income-generating property, this 43.9-acre ranch delivers endless possibilities. Don't miss this one-of-a-kind opportunity—schedule your private showing today!



MORE INFO ONLINE:

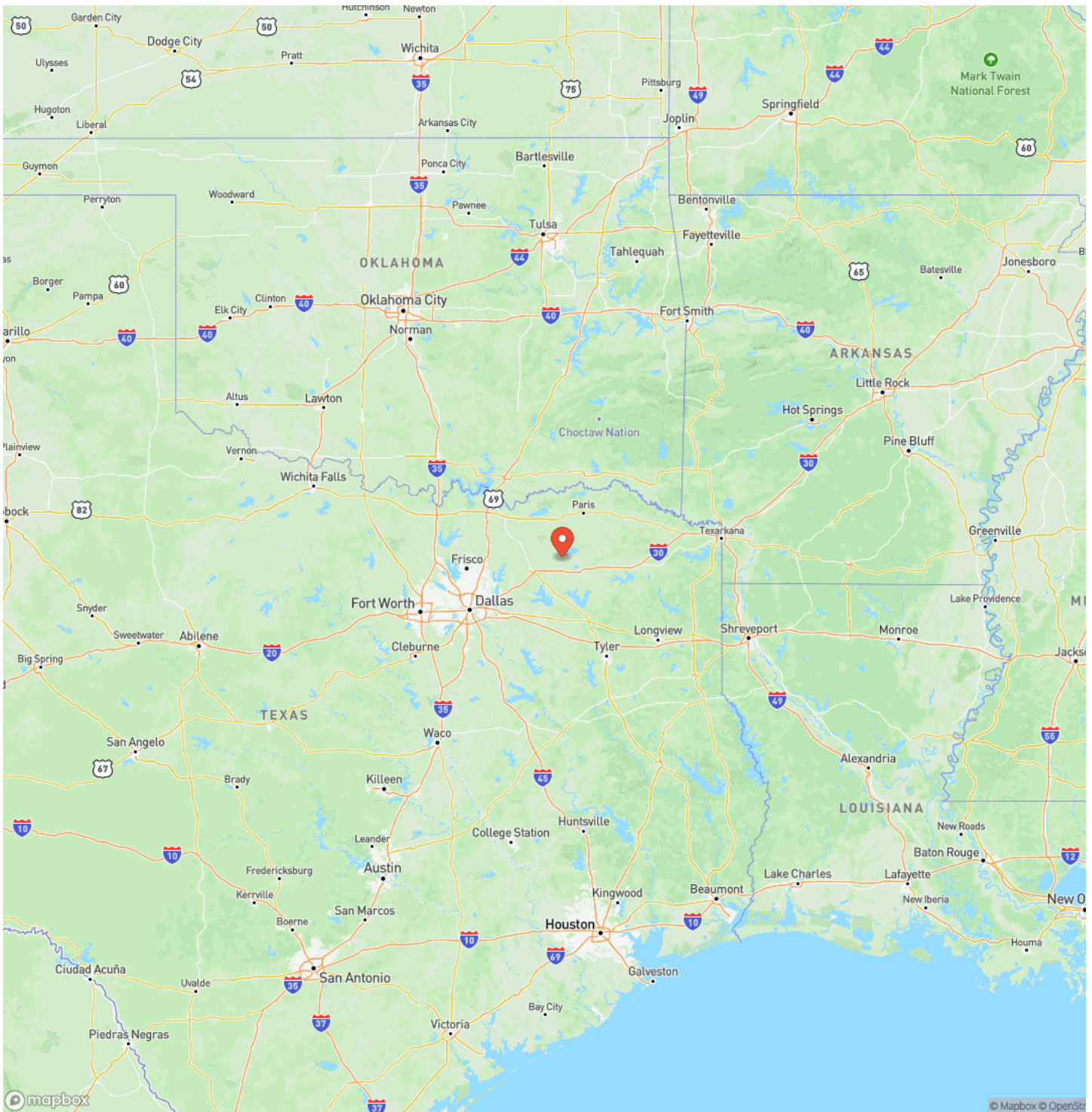
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Locator Map

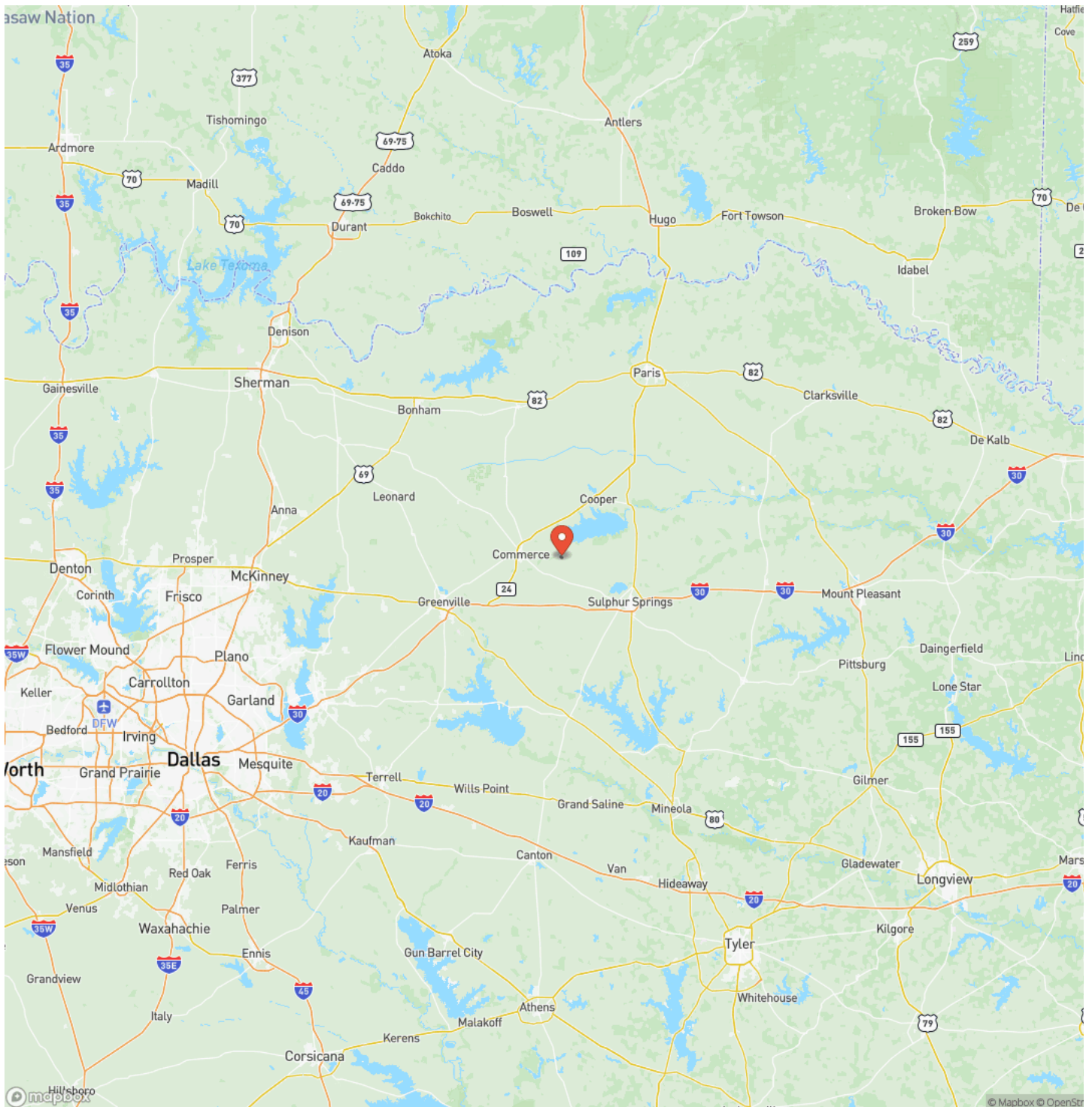


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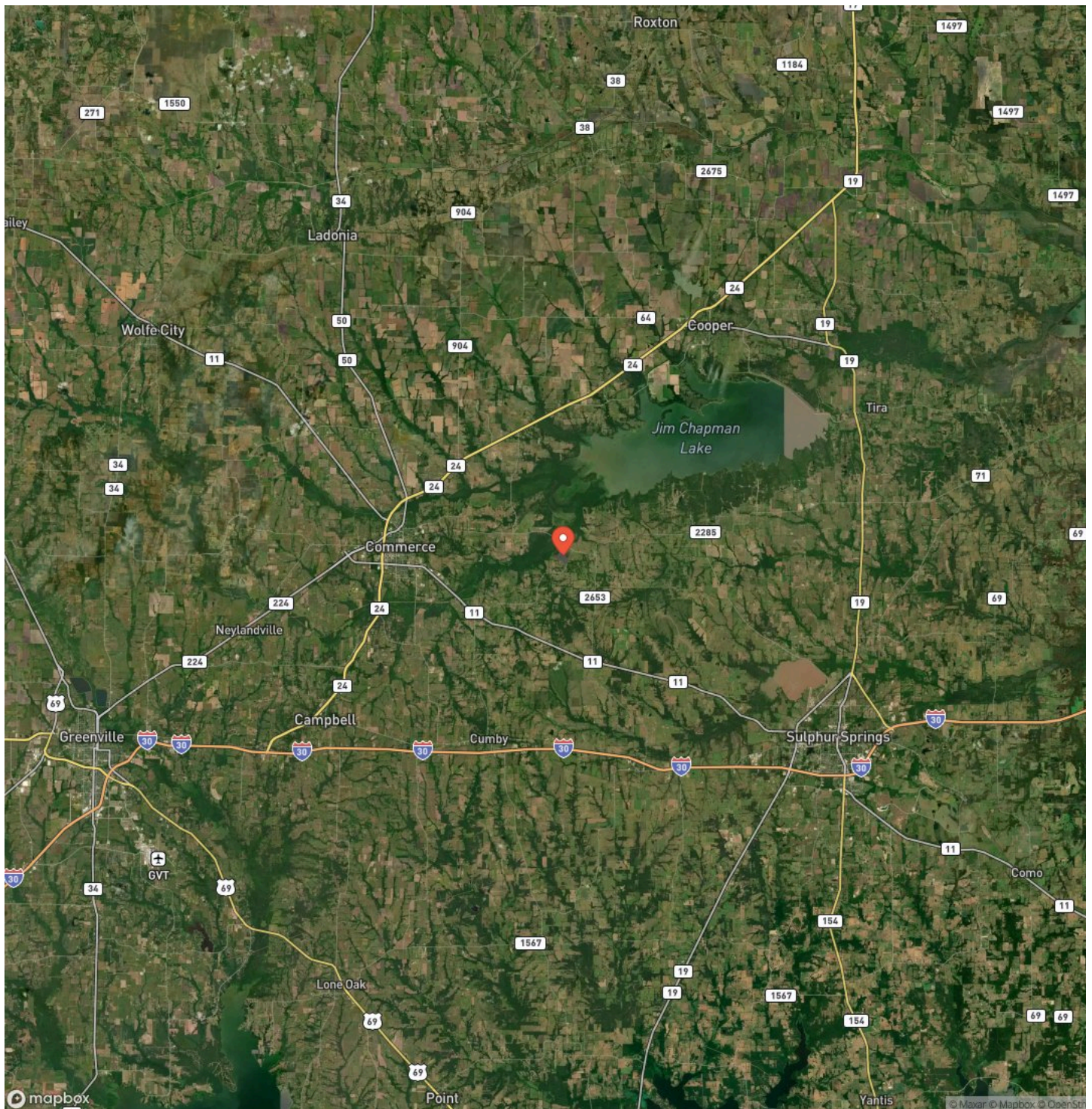


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

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City / State / Zip

NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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