

**Rustic Retreat in North Texas Hill
Country**
2194 FM 2382
Saint Jo, TX 76265

\$2,200,000
42.500± Acres
Cooke County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Rustic Retreat in North Texas Hill Country Saint Jo, TX / Cooke County

SUMMARY

Address

2194 FM 2382

City, State Zip

Saint Jo, TX 76265

County

Cooke County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

33.7374246 / -97.4631327

Dwelling Square Feet

2020

Bedrooms / Bathrooms

3 / 2

Acreage

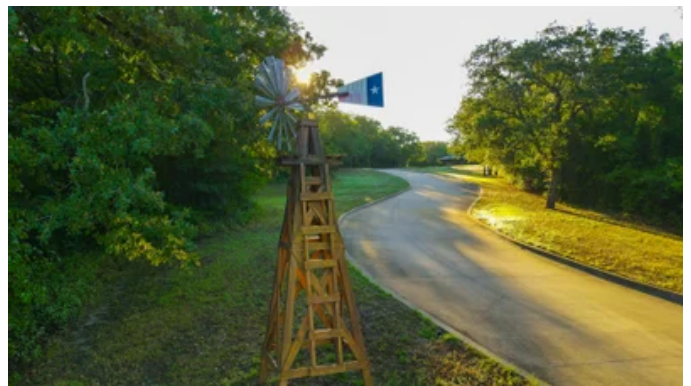
42.500

Price

\$2,200,000

Property Website

<https://moreoftexas.com/detail/rustic-retreat-in-north-texas-hill-country-cooke-texas/32260/>



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Rustic Retreat in North Texas Hill Country

Saint Jo, TX / Cooke County

PROPERTY DESCRIPTION

Come and enjoy this one of a kind property in Cooke county. As you pull into the ranch you will traverse the winding concrete drive way pulling up to two custom Satterwhite log homes that sit on top of a hill providing breathtaking views of the North Texas Hill Country. The Texas themed rustic cabins are the perfect weekend getaway for you to relax on your own property. The open floor plans and vaulted ceilings make the homes very spacious for entertaining and enjoyment. The homes are tucked back in the mature oak and pecan trees that decorate the property and gives plenty of privacy and seclusion. Multiple barns and outbuildings are scattered around the property which gives you ample storage for all of your equipment. There is over 60 feet of elevation changes with multiple wet weather creeks that cut through the hills and create deep draws. This is a fantastic location and close enough to the metroplex with lots of entertainment options around like the historic downtowns of Saint Jo and Muenster, many local wineries, Turtle Hill Golf Course, Moss Lake and Winstar Casino.

Seller is willing to entertain with an accetable offer selling the property turnkey with all furnishings and equipment.

LOCATION:

- Located in Cooke County
- 5.1 miles from Saint Jo
- 29 miles from Gainesville
- 97 miles from Dallas

IMPROVEMENTS:

2 Custom 2012 Satterwhite log cabins. Multiple barns and outbuildings

Cabin 1:

- Custom 2,020 SF 3 bed 2 bath rustic home. Wrap around porch great for relaxing and enjoying the views or entertaining guest. This home is 2 stories with the spacious master suite upstairs with a sitting area overlooking the living area and river rock fire place. The floor to ceiling windows bring the outside indoors as you watch deer walk by in the mornings.



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Cabin 2:

- 1,988 Sf 3 bed 2 bath home. Enjoy the beautiful front porch overlooking the North Texas Hill County. Relax in the large living room with vaulted ceilings looking at the river rock fireplace. This home provides great views of the ranch through the many widows bringing in natural light.

Barns:

- 30x40 main barn with a weight room with half bath.
- 30x30 equipment barn
- 30x20 equipment barn
- 20x20 storage shed
- 10x10 storage shed

UTILITIES:

- Co-op electricity
- Water well

WILDLIFE:

- Great deer and hog hunting the area North of Saint Jo is known for producing massive deer.
- Lots of wildlife have been seen throughout the property

WATER:

- Multiple seasonal creeks throughout the property
- Potential to build two 2+ acre lakes.

CLIMATE:

- 39 inches of rain per year
- 232 Sunny days per year

TERRAIN:

- Over 60 ft of elevation changes with breathtaking views

VEGETATION:

- Mix of hardwoods, oak and pecan trees
- Well maintained and irrigated yard around the 2 houses.



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SOILS:

- Mixtures of clay loam soils can be found on the property

CURRENT USE:

- Weekend getaway
- Recreational hunting

POTENTIAL USE:

- Full time residence
- Weekend getaway
- Recreational hunting property
- Investment property

FENCING:

- Good condition

MINERALS:

- No minerals covey with the property

ACCESS:

- Access off paved County Road 2382

For more information on the property

Keaton Livingston: [469-734-3112](tel:469-734-3112)

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the



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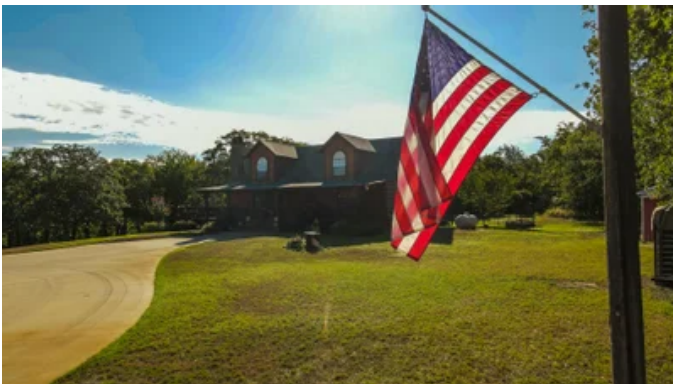


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Locator Maps



Rustic Retreat in North Texas Hill Country
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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