

The Bluffs at Saint Jo - 42.5 Acres Cooke County TX
2194 FM 2382
Saint Jo, TX 76265

\$1,995,000
42,500± Acres
Cooke County



MORE INFO ONLINE:

MoreofTexas.com

The Bluffs at Saint Jo - 42.5 Acres Cooke County TX
Saint Jo, TX / Cooke County

SUMMARY

Address

2194 FM 2382

City, State Zip

Saint Jo, TX 76265

County

Cooke County

Type

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

Latitude / Longitude

33.737425 / -97.463133

Dwelling Square Feet

4008

Bedrooms / Bathrooms

6 / 4

Acreage

42.500

Price

\$1,995,000

Property Website

<https://www.mossyoakproperties.com/property/the-bluffs-at-saint-jo-42-5-acres-cooke-county-tx-cooke-texas/55011/>



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PROPERTY DESCRIPTION

Welcome to The Bluffs at Saint Jo, where this 42.5 acres in the North Texas Hill Country provides many opportunities for the next owner. Nestled in the heart of North Texas, this property offers breathtaking views, peace, and quiet, making it an ideal retreat for those looking to get away. As you approach The Bluffs, you enter a gated entrance, ascend uphill on the winding driveway, and arrive at the cabins perched atop the bluff, offering fantastic views. The centerpiece of The Bluffs is its two custom Satterwhite log cabins, each offering a perfect blend of charm and comfort. The first cabin, spanning 1988 square feet, features three bedrooms and two bathrooms, and the second cabin, covering 2020 square feet, also offers three bedrooms and two bathrooms. The open floor plans and vaulted ceilings make the homes spacious for all entertainment and enjoyment. The cabins are tucked back into the property, giving plenty of privacy and seclusion. Step outside the cabins to the wrap-around porches and enjoy your morning coffee or watch a sunset. Whether you are seeking a weekend getaway, a full-time residence, or an investment opportunity, these cabins provide a cozy sanctuary for relaxation.

For those who like entertaining, The Bluffs has a custom barn currently used for hosting weddings and corporate events. This inviting space has endless possibilities, like transforming into the ultimate man cave or continuing to host events. Currently, the property is used as an Airbnb wedding venue and rented out for corporate events. For investment-minded individuals, this is an exceptional opportunity to generate income. There are many different ways to increase the income potential as well. For more information on the income potential and the current income on the property, reach out to us.

The land is well maintained, and the thick cover of mature trees and rolling hills make it a haven for wildlife. Deer and turkey are frequently seen on the property, and this area is known for its excellent hunting. The property also features multiple creeks and has some great spots to construct ponds.

Near four renowned wineries, including Blue Ostrich, wine enthusiasts will find themselves in the heart of North Texas wine country. The Bluffs offers easy access to multiple golf courses, providing endless opportunities to tee off against the backdrop of the rolling hills. Venture into downtown Saint Jo and discover quaint shops, charming boutiques, and local restaurants like Red River Station, where there are concerts almost every weekend. Downtown Saint Jo offers a warm and inviting atmosphere that feels like home for everyone.

Whether you're drawn to investment opportunities or seeking an escape to the cabins, the property offers endless possibilities—experience country living at the Bluffs at Saint Jo.

LOCATION:

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

IMPROVEMENTS:



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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.

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:



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- 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.

SOILS:

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

CURRENT USE:

- Weekend getaway
- Recreational hunting
- Airbnb
- Wedding Venue
- Corporate Events

POTENTIAL USE:

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

FENCING:

- Good condition



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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 information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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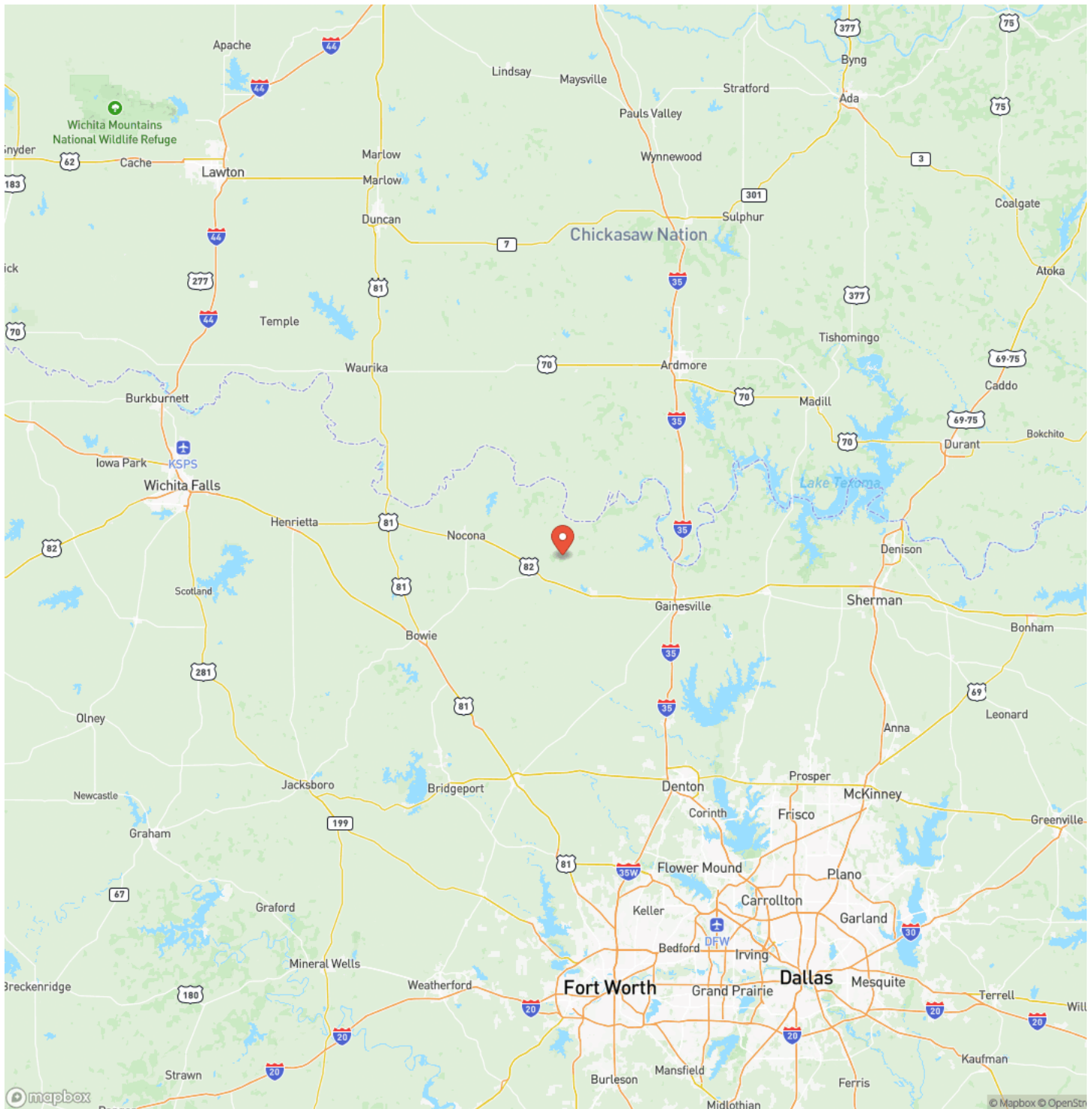
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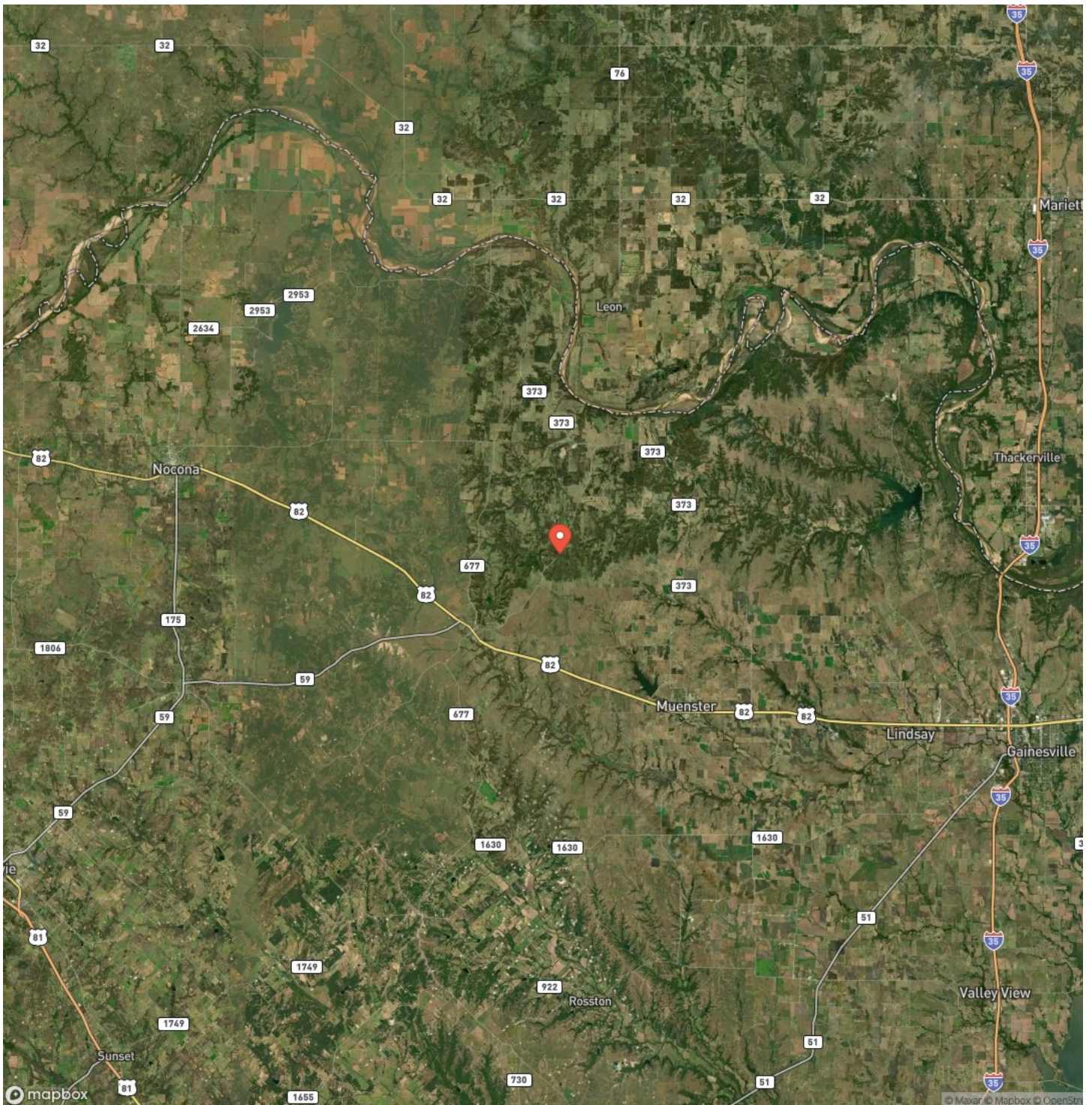
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

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Email

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Address

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City / State / Zip

Denton, TX 76207

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

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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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