

186.45 Acres - Houston Co
596 County Road 3057, Crockett, TX,
Crockett, TX 78535

\$1,500,000
186.450± Acres
Houston County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**186.45 Acres - Houston Co
Crockett, TX / Houston County**

SUMMARY

Address

596 County Road 3057, Crockett, TX,

City, State Zip

Crockett, TX 78535

County

Houston County

Type

Farms, Ranches

Latitude / Longitude

31.259769 / -95.590454

Dwelling Square Feet

1104

Bedrooms / Bathrooms

2 / 1

Acreage

186.450

Price

\$1,500,000

Property Website

<https://www.mossyoakproperties.com/property/186-45-acres-houston-co-houston-texas/57054/>



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PROPERTY DESCRIPTION

Property Overview:

- **Size:** 186 acres
- **Features:** Modest home, equipment barn, hay barn, livestock barn
- **Land Use:** Beautiful pastures, excellent for grass, grazing, hay production

Description: Discover the charm and practicality of this expansive rural estate nestled in the heart of west Houston County off Hwy 21, near Porter Springs. Good county roads service the property. Spanning 186 acres of picturesque land, this property is ideally suited for agricultural pursuits, offering a blend of functional structures and natural beauty. 95% pasture.

Residence:

- A modest yet comfortable home 1200 sq ft. – 2 bedroom & 1 bath provides a cozy retreat amidst the expansive landscape.
- Metal roof with steel siding

Agricultural Infrastructure:

- **Equipment Barn:** Spacious barn equipped for tractors and agricultural equipment, ensuring efficient farm operations.
- **Hay Barn:** Dedicated structure for hay storage, facilitating optimal hay production and management.
- **Livestock Barn:** Well-maintained facility suitable for housing and managing livestock, designed with practicality in mind.

Land and Pastures:

- The property boasts expansive pastures characterized by excellent grass and fertile soil, ideal for grazing livestock and hay production.
- Multiple pastures with excellent fencing allows separation of cows and bulls.
- Would also make for a nice horse farm or could converted into a solar energy facility. Flat landscape. An additional 20 acres of land is available to purchase.

Location and Accessibility:

- Conveniently located near Porter Springs, the estate offers easy access to essential amenities while preserving a serene rural atmosphere.
- From the Loop and Hwy 7 in Crockett. Take Hwy 7 west veering on to Hwy 21 and travel 8.6 miles looking for FM 2967 – turn right. About 1 mile look for County Road 3057 turn right. Property will be on your right.

Additional Features:

- Two stock tanks and extensive underground water piping from water well.
- Property will include any minerals that come with the parcel.
- AG Exempt

Opportunity Awaits: Whether you're seeking a productive agricultural investment or a serene countryside retreat, this property presents a rare opportunity. Embrace the rural lifestyle and explore the potential of this expansive estate in Houston County.

Contact Information: For more details or to schedule a visit, please contact Stephen Schlein Broker sschlein@mossyoakproperties.com or [936-205-1831](tel:936-205-1831)

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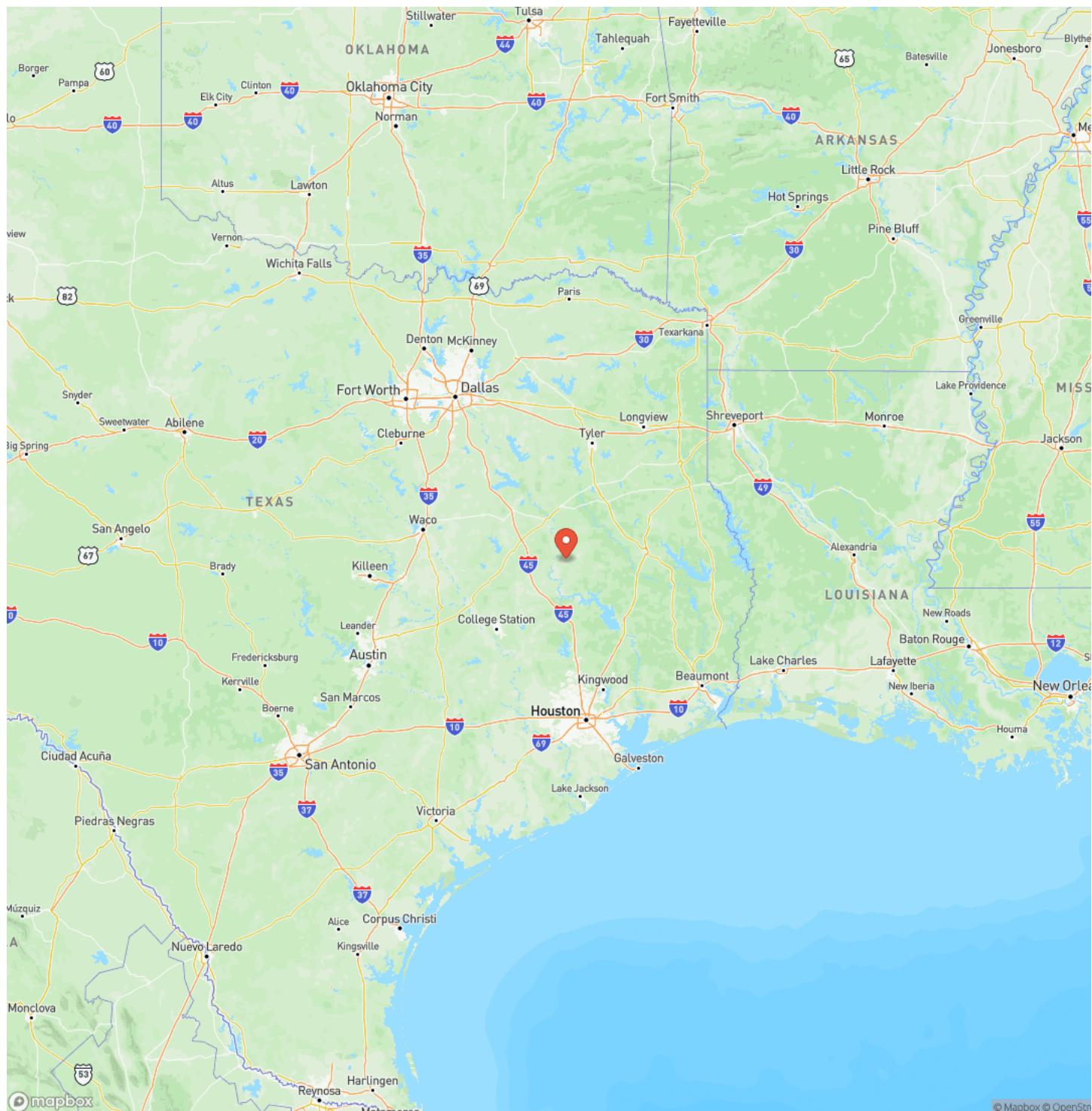
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Locator Map

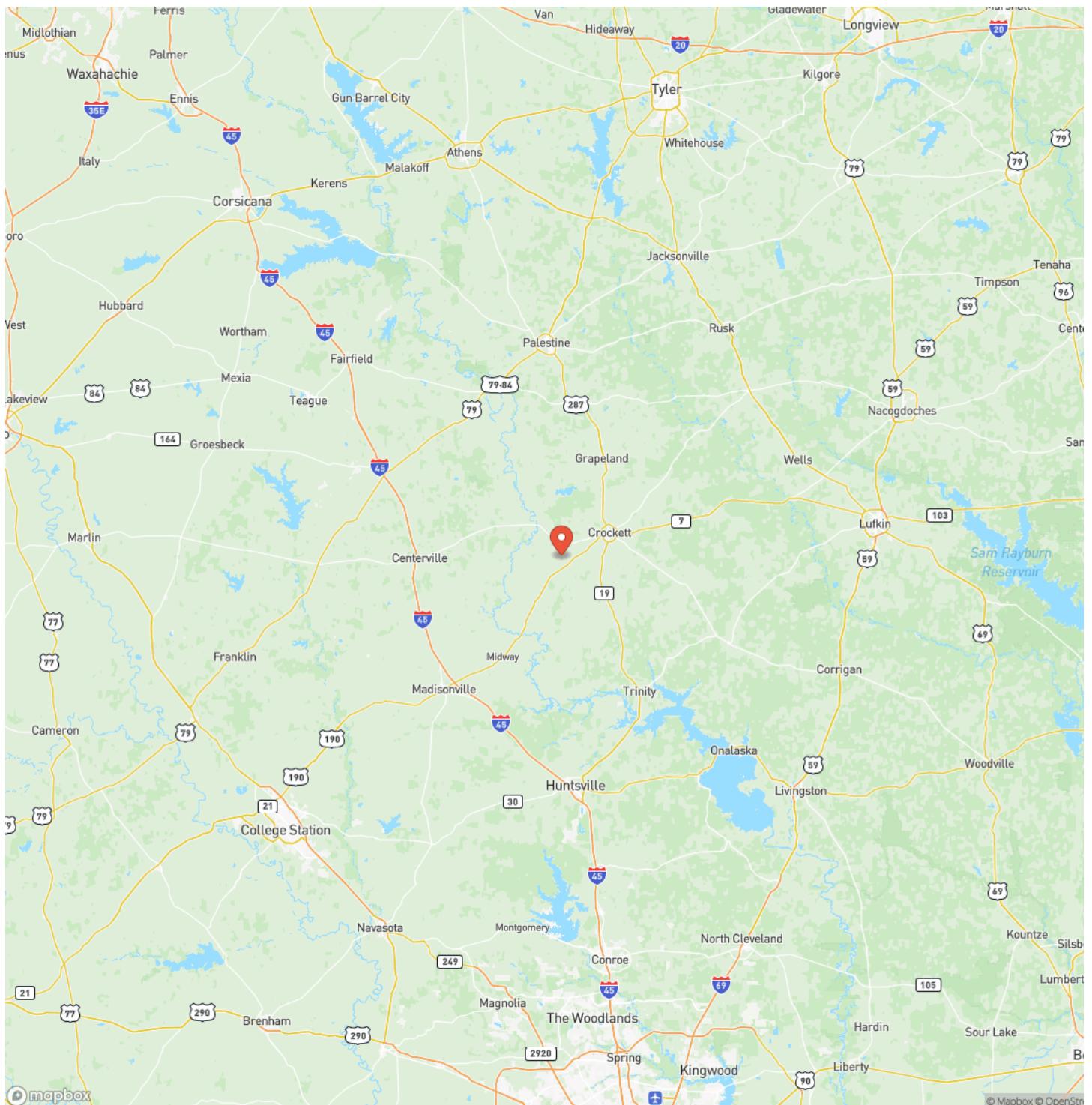


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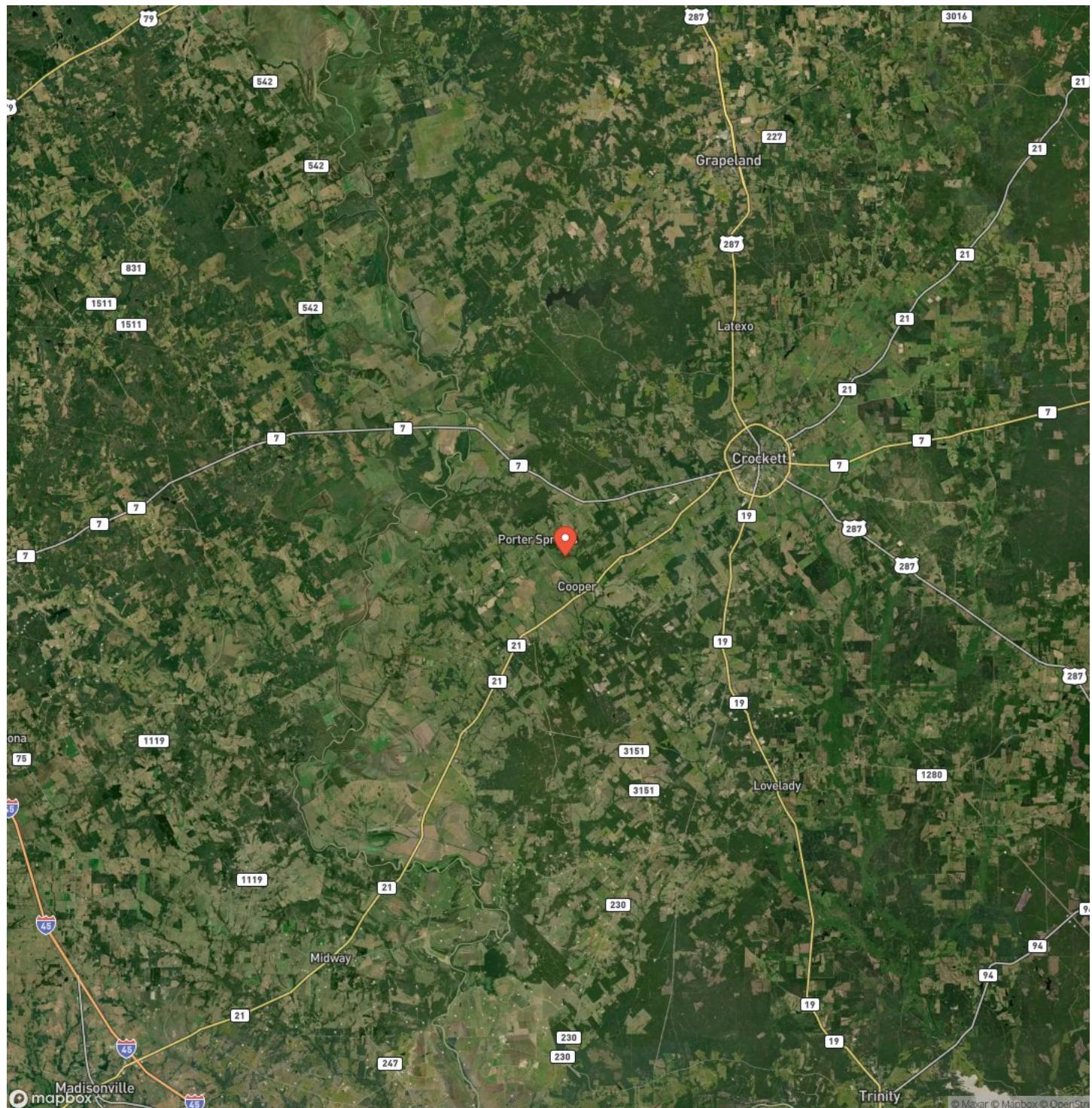
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

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NOTES



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