

Cattle and Hunting Ranch
895 County Road 1208
Grapeland, TX 75844

\$1,649,000
204± Acres
Anderson County



MORE INFO ONLINE:

MoreofTexas.com

Cattle and Hunting Ranch
Grapeland, TX / Anderson County

SUMMARY

Address

895 County Road 1208

City, State Zip

Grapeland, TX 75844

County

Anderson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

31.596379 / -95.392693

Taxes (Annually)

6277

Dwelling Square Feet

3212

Bedrooms / Bathrooms

5 / 5

Acreage

204

Price

\$1,649,000

Property Website

<https://www.mossoakproperties.com/property/cattle-and-hunting-ranch-anderson-texas/61541/>



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Cattle and Hunting Ranch Grapeland, TX / Anderson County

PROPERTY DESCRIPTION

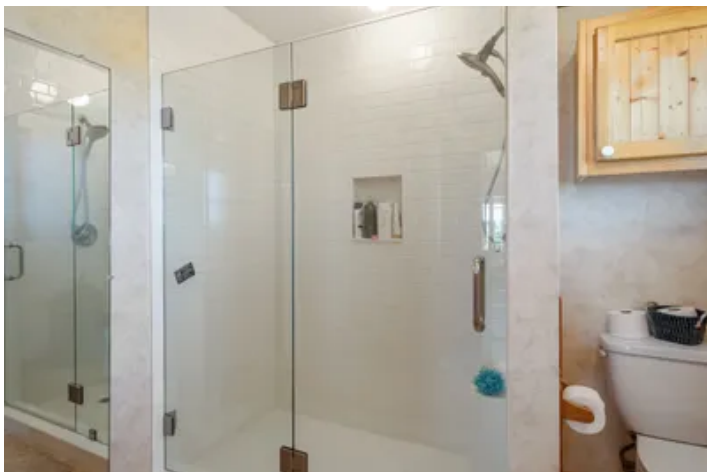
The 4H ranch allows you to step into the heart of Texas and enjoy real country living done right! Sitting on the front porch of this rustic ranch style home will provide owners beautiful panoramic views of the rolling country side of East Texas. The interior is rustic pine with 5 bedrooms and 5 baths where everyone has a place to stretch out and feel Texas Ranch style living at its best. If you have a large family, NO PROBLEM, this home will sleep as many as 16 comfortably. Primary bedroom is conveniently located downstairs and features a full sized bathroom, double vanity, newly remodeled shower and an oversized closet. 2nd downstairs bedroom has a full bathroom that is open to guests. 3rd and 4th upstairs bedrooms each have their own full private bathroom. The loft upstairs features 2 twin beds. Fifth bedroom/bunk room has plenty of room with 6 twin beds. The kitchen is conveniently located in the center of the home with a dining room table, refrigerator and a wet bar. Ranch comes fully furnished. Owner recently remodeled the workshop and more than doubled the square footage 50X40 and added an additional 2 car Garage/storage area for recreational vehicles. The workshop/game room is large enough for your equipment including tractor implements and still leaves room for recreational indoor activities such as pool, game tables and corn hole. New workshop has a full bath and could easily be converted to a barndominium. This home was built to accommodate a large family or group. The fishing and hunting is great with species like Whitetail deer, hogs and duck being the most desirable game. There is a lot of positive things we can say about the 4H Ranch but nothing beats the gorgeous view. So what are you waiting for? Call today and make your reservation to come see what it's like to set back and enjoy some of the best views East Texas has to offer...all from the front porch of the 4H Ranch. Shown by appointment only. Owner Financing available Shown by appointment only. Call [877-777-2062](tel:877-777-2062).



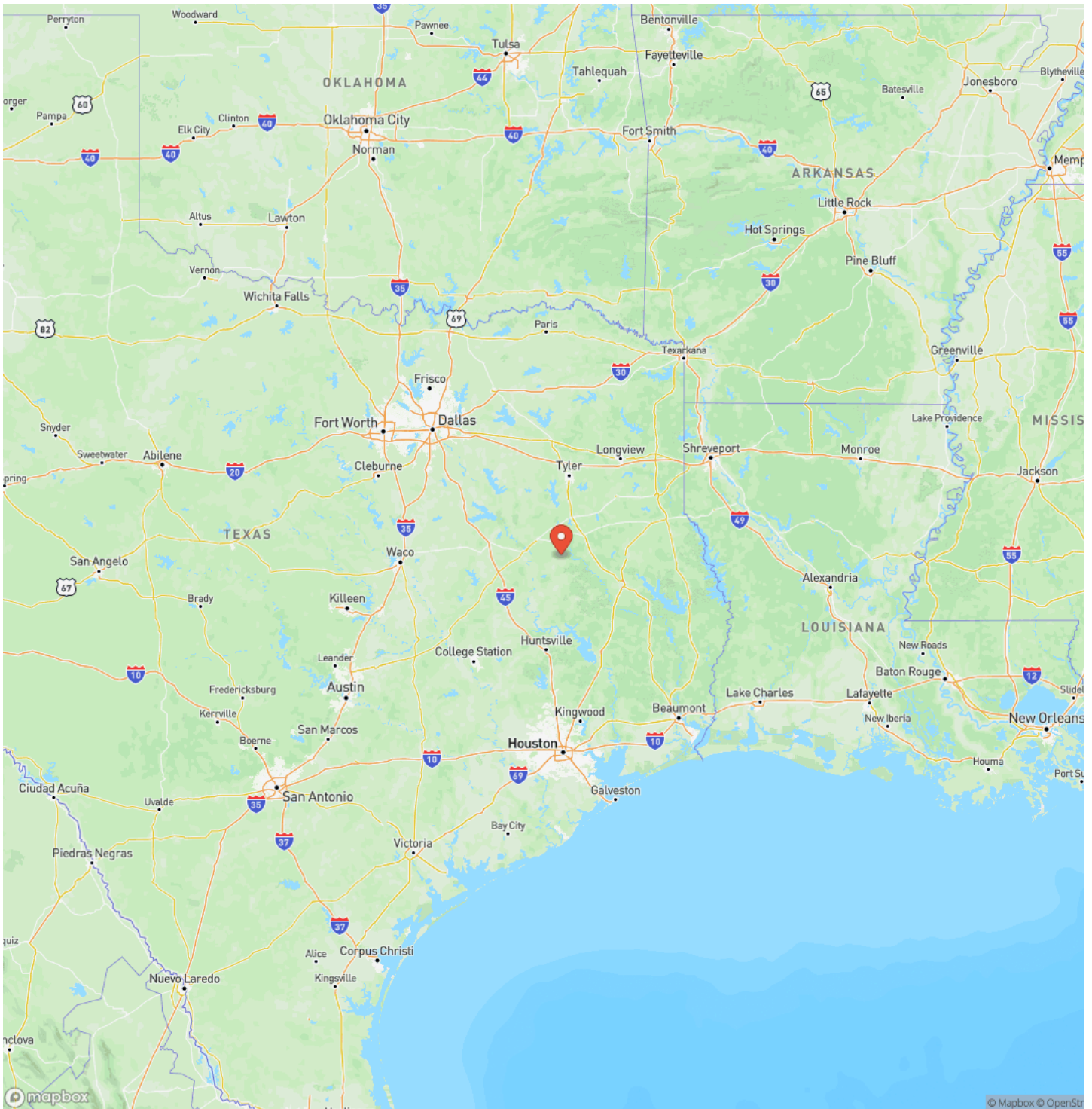
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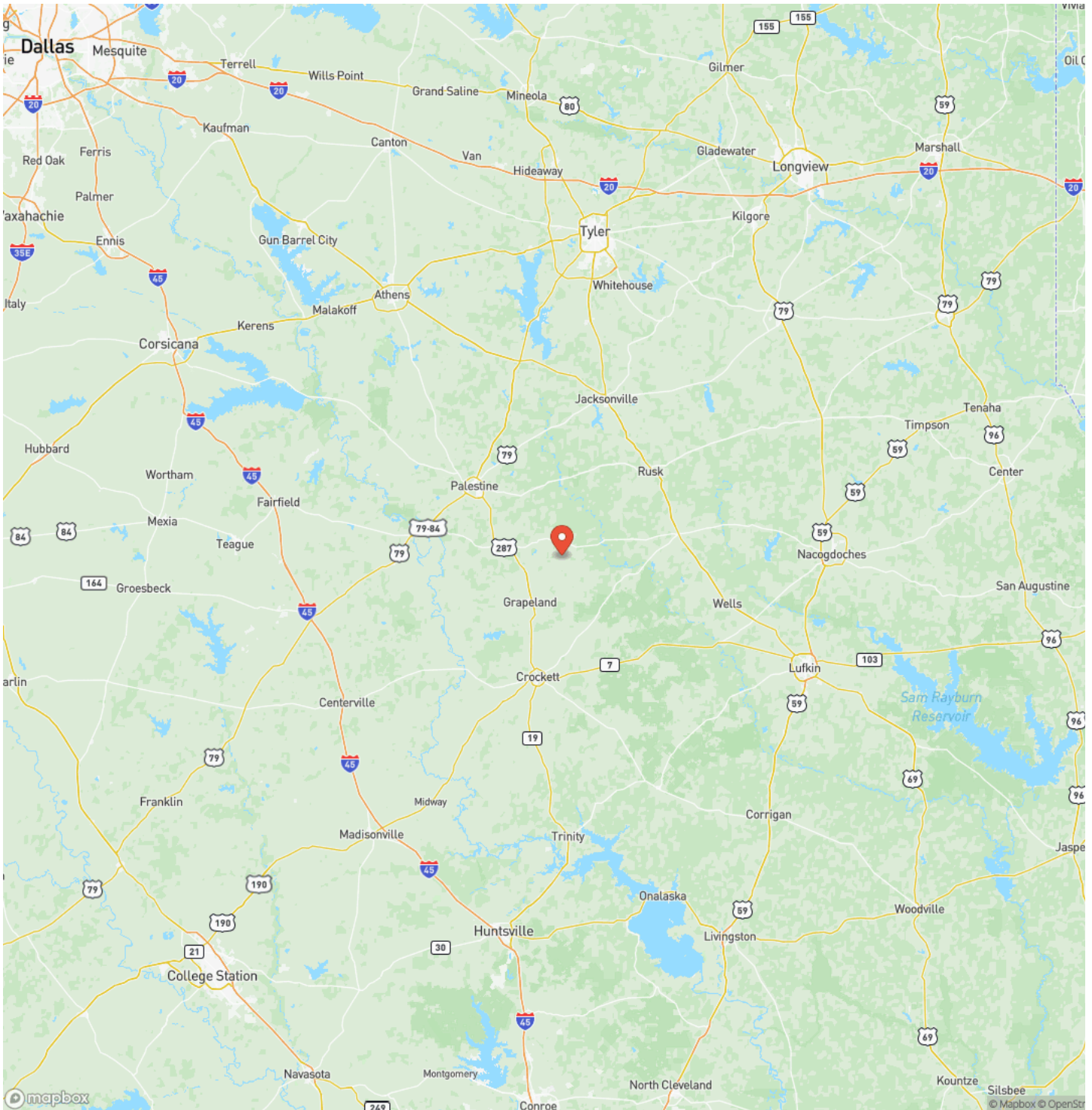
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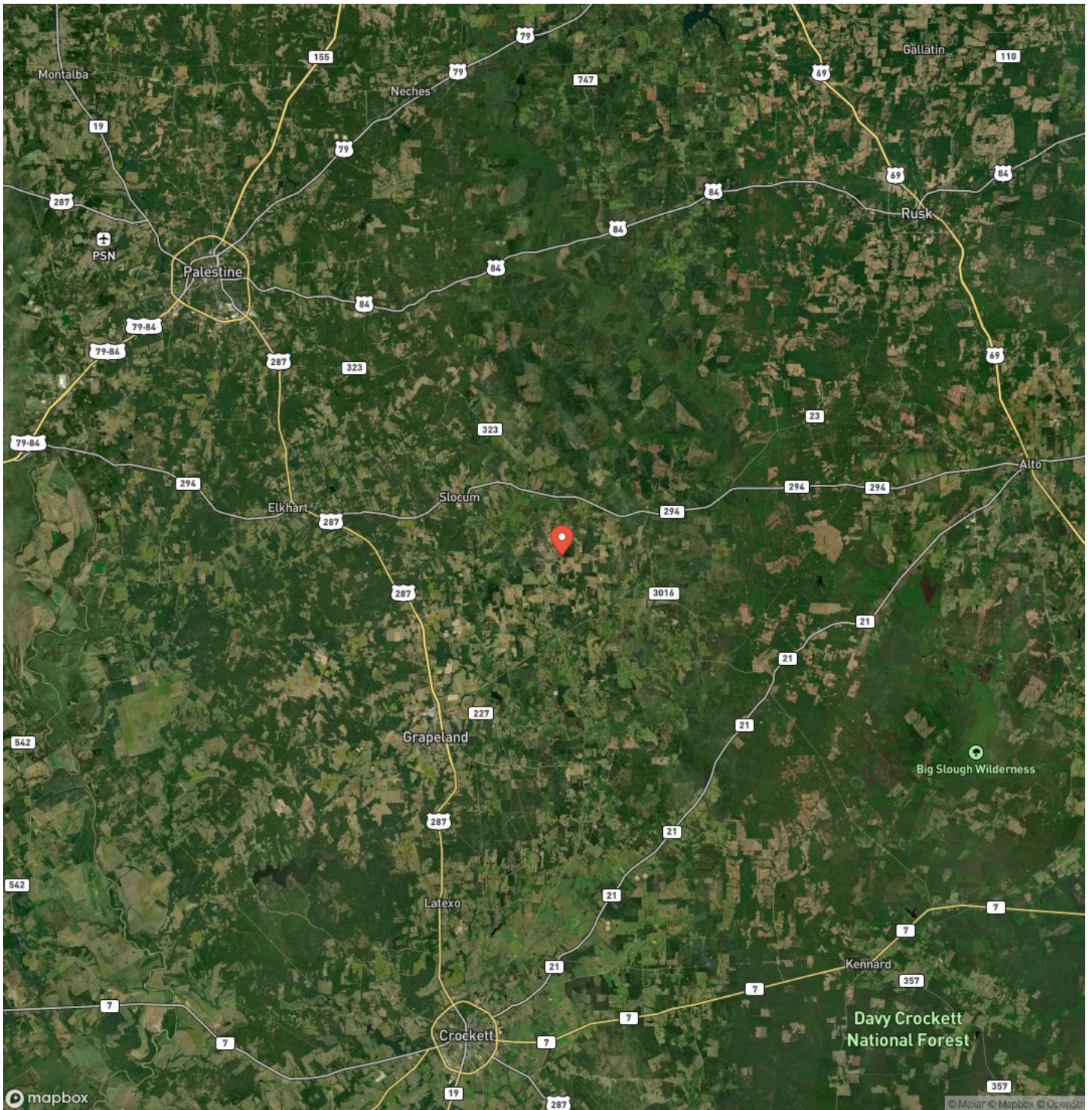
Locator Map



Locator Map



Satellite Map



Cattle and Hunting Ranch Grapeland, TX / Anderson County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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This image shows a single 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.



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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