

Douglasville 14
467 County Road 2122
Douglasville, TX 75560

\$240,000
14± Acres
Cass County



Douglasville 14
Douglasville, TX / Cass County

SUMMARY

Address

467 County Road 2122 null

City, State Zip

Douglasville, TX 75560

County

Cass County

Type

Single Family, Residential Property, Hunting Land, Horse Property

Latitude / Longitude

33.221778 / -94.337896

Dwelling Square Feet

2,528

Bedrooms / Bathrooms

3 / 2

Acreage

14

Price

\$240,000

Property Website

<https://moplandandhome.com/property/douglasville-14/cass/texas/110636/>



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PROPERTY DESCRIPTION

Discover the freedom and rustic charm awaiting you on this 14+acre property in Douglasville, Texas. Perfectly blending the tranquility of country living with robust recreational opportunities, this unique estate offers a comfortable, older 3-bedroom, 2-bath manufactured home, ideal for those seeking a peaceful retreat, a vibrant hobby farm, or an exceptional hunting haven. With its improvements, and diverse landscape, this property truly caters to a multitude of aspirations.

Location

Located in the serene landscape of Douglasville, Texas, within Cass county, this property offers the quintessential rural experience and only minutes away from public boat ramps, docks, and campgrounds of Lake Wright Patman. Enjoy the peace of the countryside while benefiting from the reputable Atlanta ISD school district, ensuring excellent educational opportunities. This country subdivision provides a sense of community without sacrificing privacy, making it an ideal setting for both families and those seeking a quiet escape near the lake.

Land and terrain

Spanning 14 acres, the land features a desirable loamy sand soil, well-suited for various agricultural pursuits such as growing hay and sugar cane. The diverse terrain is a mix of brush, cleared areas, grassed expanses, a pond, and partially wooded sections, offering a dynamic environment for recreation and wildlife. The property is securely fenced with barbed wire and includes a gate, ensuring perimeter security and defining its boundaries.

Improvements and infrastructure

The property features a 1996 model manufactured home with 3 bedrooms and 2 full baths, boasting large covered porches on front and back. The exterior is a mix of vertical wood siding, topped with a durable metal roof. Inside, you'll find flooring comprised of carpet and linoleum, along with a cozy fireplace. Essential appliances such as a dishwasher, electric water heater, free-standing electric range, and free-standing refrigerator are included. Additional improvements include a barn, an outbuilding for extra storage, and a metal carport, all enhancing the property's functionality and appeal.

Water and utilities

A reliable well serves as the primary water source for the property, ensuring self-sufficiency. Utilities are well-established, with electricity connected, phone service available, and both propane and sewer connected. The home features central electric heating with a fireplace and propane stove, complemented by central air, ceiling fans, and window units for cooling, providing comfort in every season.

Wildlife and vegetation

The property is a haven for local wildlife, with sightings of dove, hogs, small game, and whitetail deer, making it an excellent spot for nature enthusiasts and hunters alike. The varied vegetation, including brush, cleared areas, grassed sections, and partially wooded expanses, provides ideal habitats. This rich biodiversity supports a vibrant ecosystem, enhancing the recreational value of the land.

Current and potential use

Currently utilized as a residence with a pasture, its versatility extends to numerous potential uses, including agricultural endeavors, a working farm, a horse property, or a hunting retreat. It also presents possibilities for multi-family development, recreational activities, or even a vineyard, offering abundant options for future owners to shape their vision.

Access and easements

Access to the property is convenient, with frontage on county roads 2122 and 2123. The road types leading to the property include asphalt, dirt, and gravel, ensuring accessibility in various conditions. There are two clear and defined access points that contribute to the ease of managing and enjoying this versatile estate.

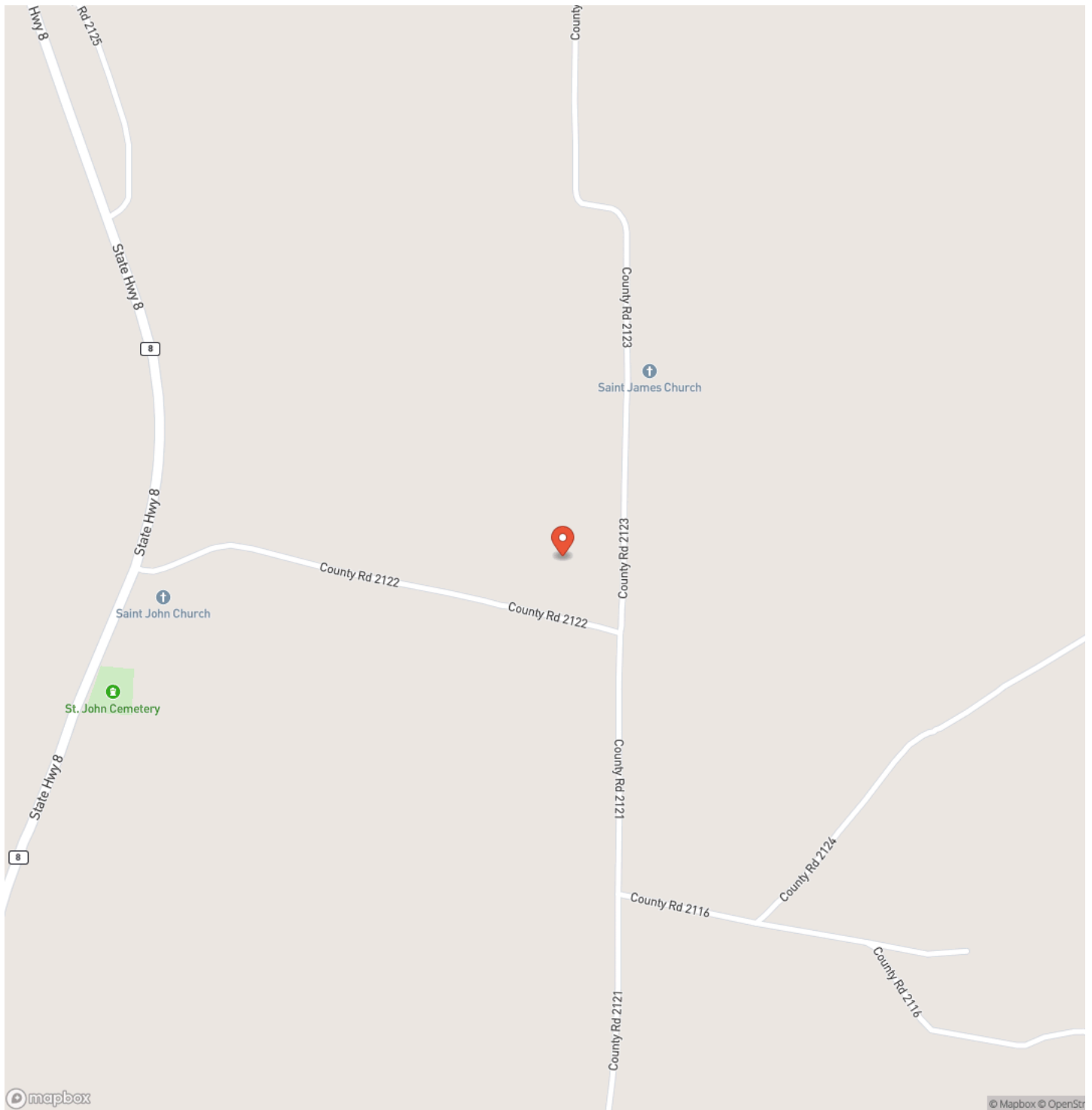
Showing instructions and contact

To schedule your exclusive showing, please contact Peggy Speer at [\(903\) 277-8203](tel:9032778203).

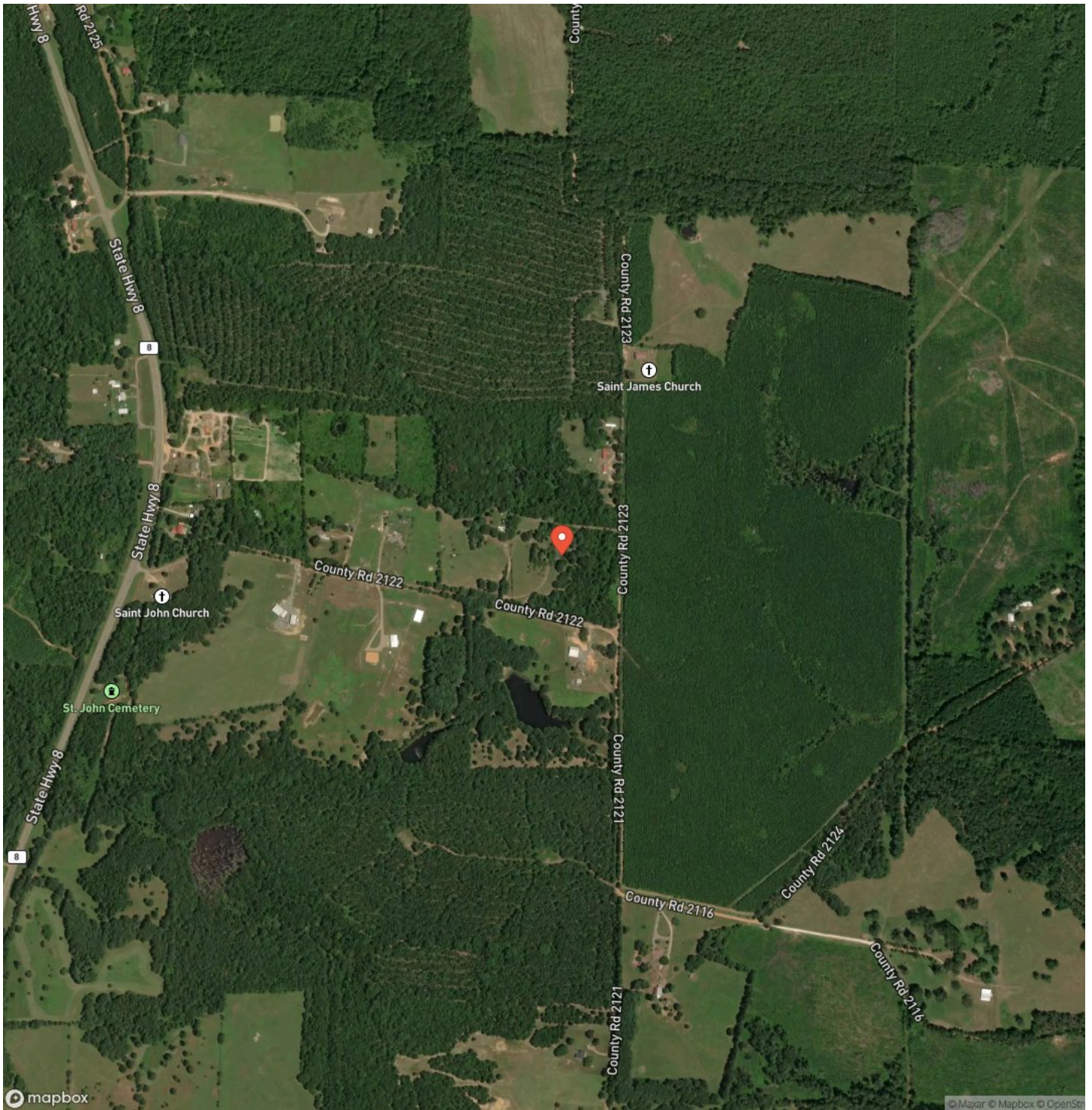
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Locator Map



Satellite Map



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