

Lonestar View Ranch
466 Country Road 165
Eastland, TX 76448

\$1,750,000
80± Acres
Eastland County



Lonestar View Ranch
Eastland, TX / Eastland County

SUMMARY

Address

466 Country Road 165 null

City, State Zip

Eastland, TX 76448

County

Eastland County

Type

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

Latitude / Longitude

32.443721 / -98.839859

Dwelling Square Feet

3,600

Bedrooms / Bathrooms

4 / 3.5

Acreage

80

Price

\$1,750,000

Property Website

<https://arrowheadlandcompany.com/property/lonestar-view-ranch/eastland/texas/104031/>



PROPERTY DESCRIPTION

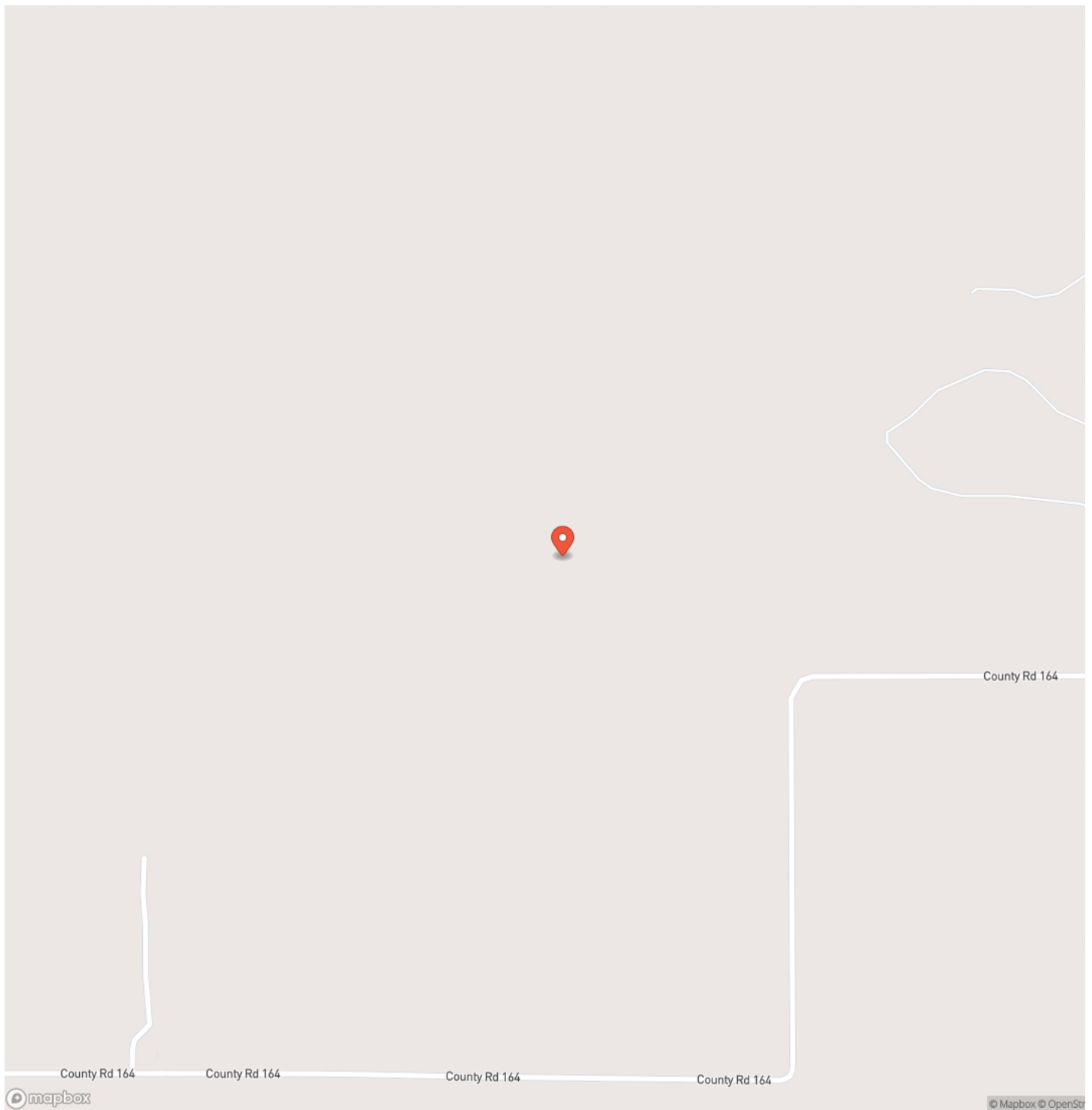
BIG PRICE REDUCTION!! Introducing the Lonestar View Ranch, 80 +/- beautiful acres in Eastland County, Texas! This remarkable property showcases refined living, thoughtful design, and endless opportunity! Tucked back from the county road for privacy all while being only a 50 +/- minute drive to Abilene, which is an area that is experiencing high real estate demand, the land is as impressive as the homes themselves featuring manicured trails, two ponds, and excellent fencing, making it ideal for livestock or simply enjoying the abundant wildlife, including deer, turkey, hogs, and dove. The biggest highlight of the property are the two, beautiful custom homes! At the heart of the property sits a stunning 3,600 +/- square foot custom home built in 2017. With 3 bedrooms and 3.5 bathrooms, the residence showcases exceptional craftsmanship and attention to detail throughout. The interior is warm yet sophisticated, anchored by a striking double-sided fireplace that seamlessly connects the kitchen and living room, creating an inviting space for both everyday living and entertaining. The spacious primary suite is complete with its own fireplace and a beautifully appointed bathroom. Another bedroom on the main level also features a private bathroom and fireplace, offering comfort and privacy for guests or family members. A bright sunroom extends the living space and provides a peaceful spot to take in the surrounding landscape, while a dedicated workout room offers flexibility as a potential additional bedroom. Upstairs, a generous home office overlooks the entire property, delivering inspiring views that make working from home anything but ordinary. Additional features include a built-in safe room, an outdoor shower, and a convenient dog room leading to a fenced area. A breezeway connects the main home to a 30x50 semi-detached garage, and the property is equipped with a 10,000 +/- gallon rainwater harvesting system, ideal for maintaining gardens and landscaping. The home is thoughtfully constructed with over 30 piers to help ensure long-term structural integrity. Adjacent to the main home, a 40x60 barndominium built in 2010 offers incredible versatility. Currently operating as a successful Airbnb rental, it features 4 bedrooms, 2 bathrooms, and an open-concept layout combining the kitchen, living, and dining areas. Upstairs, you'll find additional bedrooms, a bathroom, and a loft-style sitting area that overlooks the main living space below. With approximately 1,950 +/- square feet of living space, spray foam insulation, stamped concrete floors, and an attached shop area, this second residence provides excellent income potential or a comfortable space for extended family. Another added bonus to the property is the seller's 1/6 mineral interest will convey with an acceptable offer. The Lonestar View Ranch has been meticulously manicured over the years with trails that lead you throughout the entire property. With the abundance of wild game, you are also presented with the opportunity to potentially experience outstanding hunting right out your back door. The property is serviced by rural water and includes two separate septic systems, one for each home. Furnishings in both residences are negotiable, as are equipment items such as a tractor and Kubota. From the quality of the homes to the beauty of the land, the Lonestar View Ranch is not one that should be overlooked; it is a property that is truly jaw dropping from the moment you step foot on it! If you are in the market for beautiful Texas country living, this 80 +/- acres is priced to sell! Lonestar View Ranch is located 4 +/- miles from Eastland, 45 +/- miles from Stephenville, 96 +/- miles from Fort Worth, 129 +/- miles from Dallas, and 137 +/- miles from Waco. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at [\(817\)913-5323](tel:8179135323).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

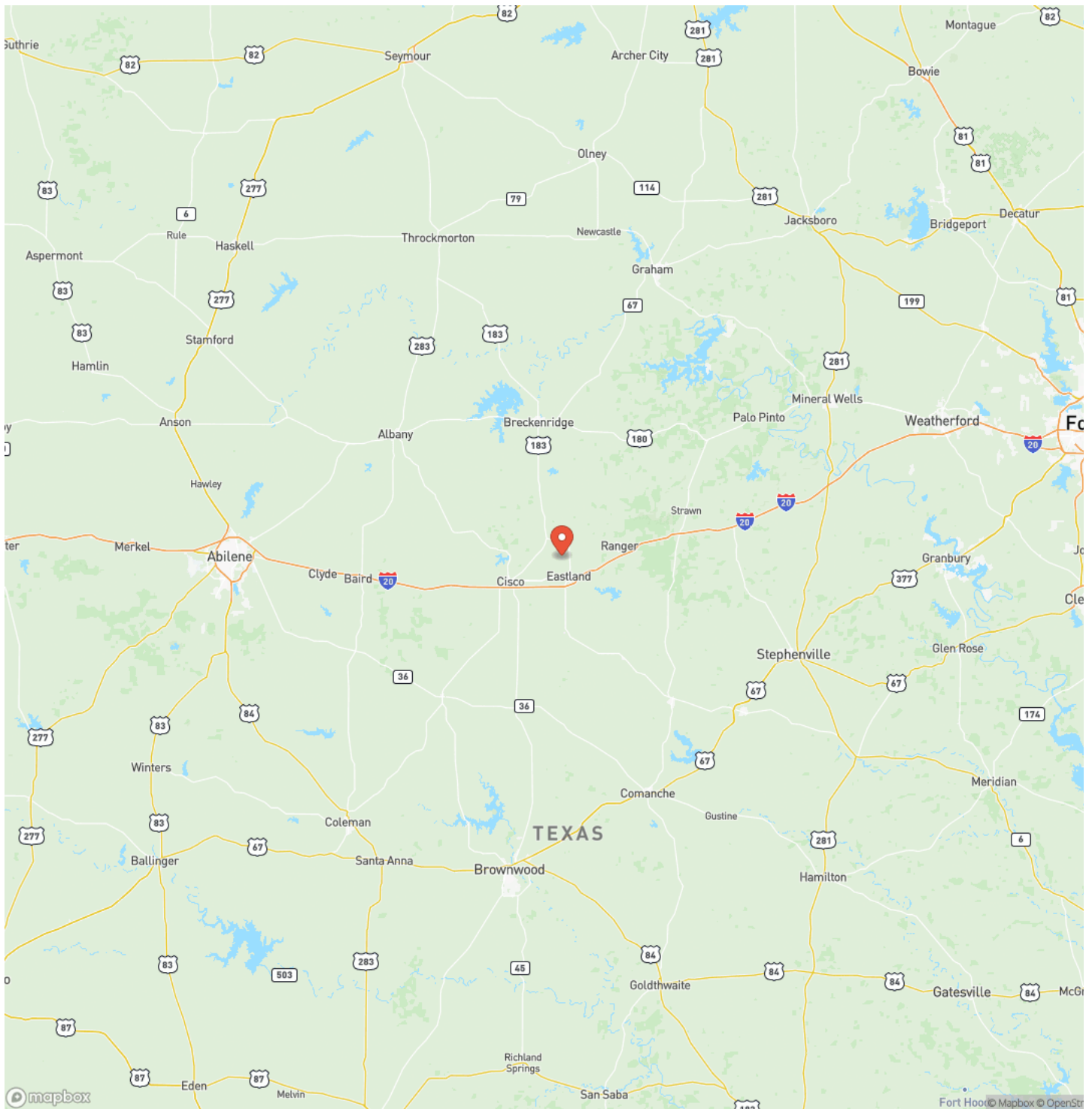
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Eastland, TX / Eastland County



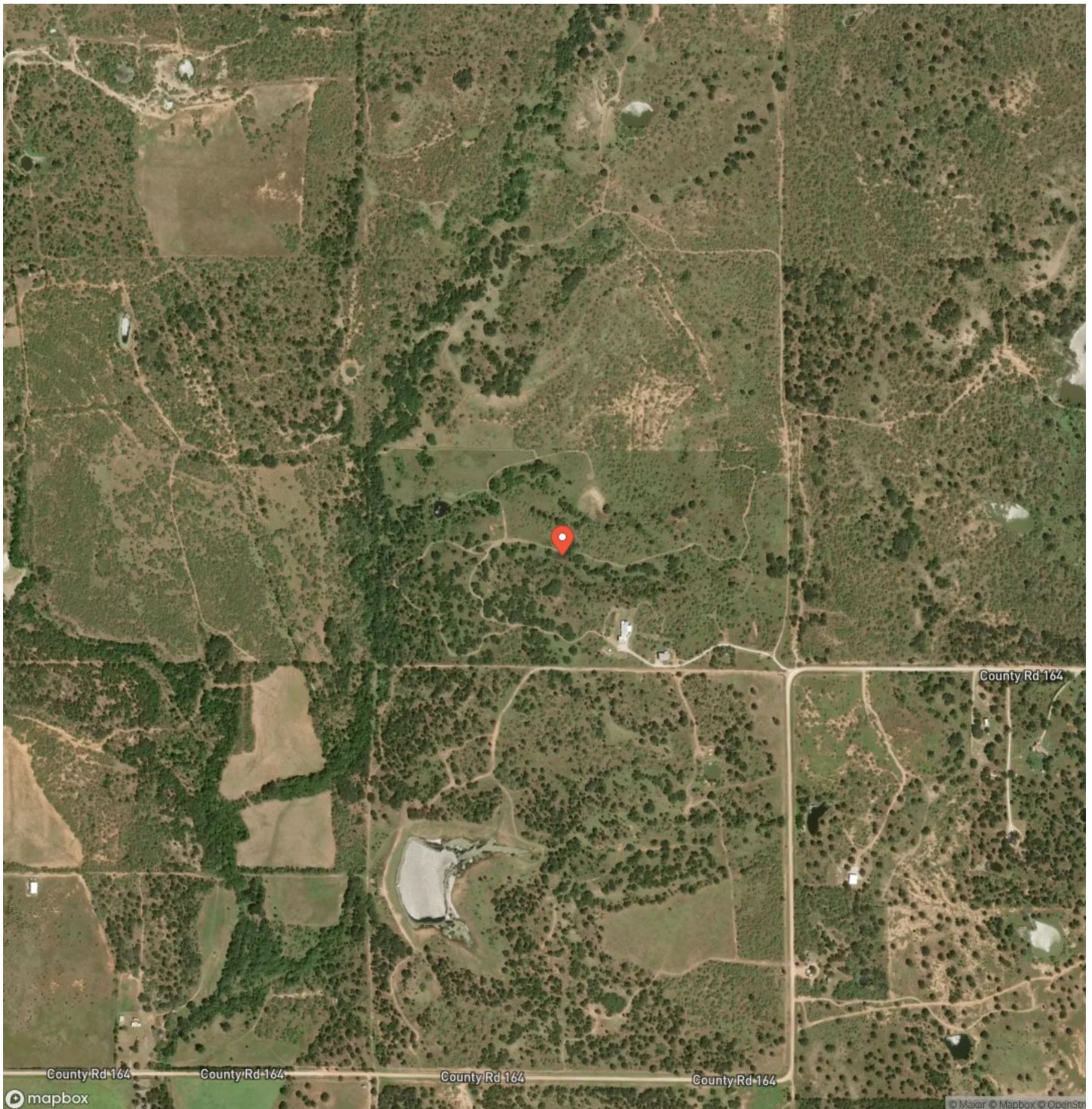
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
 For more information contact:



Representative
 Jimmy Padgett

Mobile
 (817) 913-5323

Email
 jimmy.padgett@arrowheadlandcompany.com

Address

City / State / Zip
 Roanoke, TX 76262

NOTES

(This section contains 12 horizontal lines for notes.)

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.



<https://arrowheadlandcompany.com/>

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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