



P.O. Box 635— Corner of Hwys 55 & 337
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**Jan Hutchison-Broker/
REALTOR®**



List Price: \$850,000

REDUCED

Attributes

- **140 ACRES**
- **3BR/2BA Home**
- **Large Covered Porch**
- **Barn with 16x16 Doors**
- **Lean-to Storage**

Looking for private and secluded but oh so comfortable country living only minutes from town? This is the one! The open floor plan of the 2000 sq. ft. 3BR/2BA home will enchant and the views across this 140+ acres will complete the deal. The large rock fireplace wraps the living room in a cozy cocoon. Large porch overlooking the windmill is accessed either through the living room or the master bedroom. Extra care was taken in the construction of this energy efficient home with many amenities. The open floor plan of the kitchen/living room creates great family atmosphere. A walk-in pantry/utility room reduces clutter in the kitchen but puts everything close at hand and helps to keep things organized.

For the guys – wait until you see the 1500 sq. ft. barn! With large roll-up doors on both ends, attached lean-to area for parking all the guy toys, and extended covered area on a slab. When you add the hunting, pool, and stock tank your entire family should be satisfied. White tail, axis, black buck, turkey & hogs roam through the property. Covered with good grass land, oak, pecan, cedar & mountain laurel, it's your place to live the good life in Texas Hill Country near Camp Wood and the beautiful Nueces River.

