

"On the Square"
10 N Holland St
Bellville, Texas 77418
Phone: (979) 865-3558
Fax: (979) 865-8143
E-mail: monkre@att.net
www.monkrealstate.com

Priced at
\$899,000.00

**For 18.527 Acres with
All Improvements**



**18.527 Acres in a
Beautiful Country Setting**

2065 Hwy 71 ~ Columbus, Texas



CELEBRATE COUNTRY LIVING AT ITS FINEST!

This beautiful 3,230 SF Custom Designed Ranch-Style Home is situated on 18.527 Acres. This property, with its highway frontage, is located within an hour commute to Houston and within close proximity to downtown Columbus, Texas. Behind the electronically controlled gated entrance lies a diversified tract providing not only a great place to live but is ideally suited for raising horses or other livestock.

This Premier Ranch is currently Agriculture Tax Exempt and offers great potential for the horse enthusiast. This unique package not only includes a wonderful home, it has a 40' x 80' State-of-the-Art Insulated Metal Horse Barn complete with an automatic Insect Spray System, Wash Bay, Closed circuit cameras and tack room. Additional outside amenities include Covered RV Parking, 2 Water Wells, Self-Sustaining Generator and Cross-Fencing.

J. Frank

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Stunning Home Is Nestled Among Live Oaks

EXTRA NICE WITH WELL THOUGHT OUT AMENITIES!

This stunning Stone Ranch-Style Home with 3/4 bedrooms and 3 baths, with an excellent floor-plan provides an abundance of living space. With superior quality throughout, interior features include a Security System, Custom Shutters, High Ceilings, Crown Molding with Specialty Mitered Corners, Granite Kitchen Island, Custom Cabinets and a large amount of Storage Space.



A Texas-Style Leaded Glass Front Door opens up to a foyer that leads into this spacious family room with a Gas Log Fireplace, Tile Flooring, 11' High Ceiling, Recessed Lighting and all wall mounted Flat Screen Television (which will remain in this home as part of the sale). A pair of French Doors lead to a huge Covered Back Patio and Terraced Backyard.

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View of Tree Covered Back



View of Covered Parking Attached



Another Back Yard Patio Area



The nice private fenced backyard is perfect for Bar-B-Q's or entertaining large crowds. Relax on the generous covered back patio (approximately 18'x10') where you will enjoy country breezes and nice views. The backyard is beautifully landscaped and terraced with steps leading down to tree-covered acres. A short distance from the back patio is another concrete patio or sports court area.

A concrete driveway leads up to the attached 3-Car garage with carport for additional vehicle parking.

Enjoy leisurely morning walks amidst scattered live oaks and well manicured acres on this property.



An Exclusive Listing by
J FRANK MONK REAL ESTATE

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Columbus, Texas**



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BRING THE HORSES!!

This top quality ranch has a 40' x 80' State-of-the-Art Insulated Metal Horse Barn complete with an Automatic Insect Spray System, Wash Bay, Closed Circuit Cameras and Tack Room.



OTHER IMPROVEMENTS INCLUDE:

- ☑ Fencing/Cross-Fencing
- ☑ Covered RV Parking
- ☑ Farm Shed/Equipment Barn on Concrete Slab
- ☑ Self-Sustaining Generator on Concrete Slab
- ☑ Two Water Wells/Septic System
- ☑ Currently carries an Ag Tax Exemption





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2065 Hwy 71 W ~ COLUMBUS, TX



"CIRCLE G RANCH" OFFERS GREAT COUNTRY LIVING

The Ranch-Style design is only the beginning of this expansive layout. Suited for casual entertaining and living, rooms are large and flow freely in to each other, eliminating barriers between the formal and family parts of this home. In the Family Room with a bold Stone Fireplace on one wall with Double French Doors that open up out onto the vast Covered Back Patio. Just to right of the foyer is a lovely Formal Dining Room that is adjoined with a Gourmet Island Kitchen with so many special features. Informal meals will fit nicely in the windowed Breakfast Room where countryside views are just a glance away. On the opposite side is the Master Suite takes over in grand fashion, adjoined by a luxury Master Bath with his/her 13x7 Walk-In Closets, 2 Vanities, a Separate Shower, Tub and Private Toilet.

Monk# 775	2065 Hwy 71 W	3/4	3	Columbus	
Listing No	Property Address	Bedrooms	Baths	Town	Price
Property Type	Rural Residence	Carpet	Y	Room Sizes	1st Floor Upper Floor
Ext. Construction	Tri-Color Limestone	Drapes	N	Foyer	4 x 6
Lot Size	18.527 AC	Shutters	Y	Family Room	28 x 22
School District	Columbus	Fireplace	Y	Kitchen	17 x 12
Estimated Taxes	\$5,731.00 Per CCAD	Dishwasher	Y	Dining Room	14 x 14
Year Built	2006 Per CCAD	Disposal	Y	Breakfast	14 x 12
SF in L/A	3,230 Per CCAD	Microwave	Y	Bedroom #1	21 x 20
Foundation	Slab	Refrigerator	N	Bedroom #2	16 x 16
Type Floors	Tile & Carpet	Storm Door(s)	N	Bedroom #3	14 x 12
Type Roof	Composition (Approx 7 Yrs)	Double Pane Win	N	Study/Bed #4	13 x 12
Type Walls	Sheetrock	Screens	Y	Baths	3 Full
Type A/C	Central Electric	Fenced	Y	Utility Room	13 x 7
Type Heat	Central Gas	Public Sewer	N	Additional Information: ★ Crown Molding w/Corner Blocks ★ Abundance of Closet/Storage Space ★ 10' & 11' Ceilings w/Tray Ceiling Treatments ★ Wall Mounted Flat Screen Televisions Stay ★ Surround Sound/Alarm System ★ Beveled Glass Mirrors ★ Custom Shutters	
Garage	3-Car Garage w/Carport	Septic Tank	Y		
Patio/Deck	Back Covered Patio	Public Water	N		
Porch(s)	Front Covered Porch	Water Well	2		
Exclusions	Personal Non-Realty Items	Gas	Y		
Restrictions	None	Satellite Dish	N		
MLS#	56420842	TV Antenna	N		
TxLS#	94325	Workshop	Y		
Lands of Texas	2956137	Paved Frontage	Y		
				*Specification accuracy is not guaranteed but approximated to the best of our knowledge.	

2065 Highway 71 West, Columbus, TX



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Directions: Take I-10 W. Toward **Columbus**. It is approximately 25 miles from Sealy. Merge onto TX-71 W via **EXIT 695** toward **La Grange/Austin**. Travel approximately 6.8 miles to property. Property is just after passing Yaupon Estates entrance, the property will be on your right. Look for J. Frank Monk Real Estate Sign

