



Three Creek Ranch

2055 CR 178 W | Purmela, TX



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Property Information Overview

Acreage.....	727+/- Acres
Location.....	2055 CR 178 W, Purmela, TX
Price.....	\$3,900,000
Square Footage.....	Main House: 9,000 Sq. Ft.
Bedrooms/Bathrooms.....	Main House: 5 Bedrooms, 5 Bathrooms
Utilities.....	Co-op Water, Septic, Well, Co-op Electric
School District.....	Evant ISD
Taxes.....	\$22,455.19
Soil.....	Stony Silty Clay, Doss Real Complex, Clay Loam
Minerals.....	TBD, Negotiable
Trees.....	Hardwoods, Fruit, Pecan, Native
Topography.....	Varied: Level, Bottom, Sloped, Rolling
Wildlife.....	White Tail, Black Buck, & Red Stag, Dove, Turkey, Duck , Bass, Catfish, Crappie and Bluegill
Surface Water.....	2 Spring Fed Lakes, Cowhouse Creek, 5 Ponds
Special Features.....	Main House, Barn with Upstairs Apartment & Stables, Foreman's House, Hunting Lodge, 2 RV Hookups, High fenced (varmint proof) and Low fenced (80 acres)
Distance from Houston.....	219 Miles
Distance from DFW.....	147 Miles
Distance from Austin.....	110 Miles



Directions: From Waco: Head West on Hwy 84 (Main Street) for approx. 14.7 miles, turn right onto FM 932, turn left onto CR 178 W, watch for gate at bend in road, property is on the left, watch for signs.

| Aerial Map



727 + /- Acres

Boundary lines are an approximation and are not final.

Spring Fed Lakes



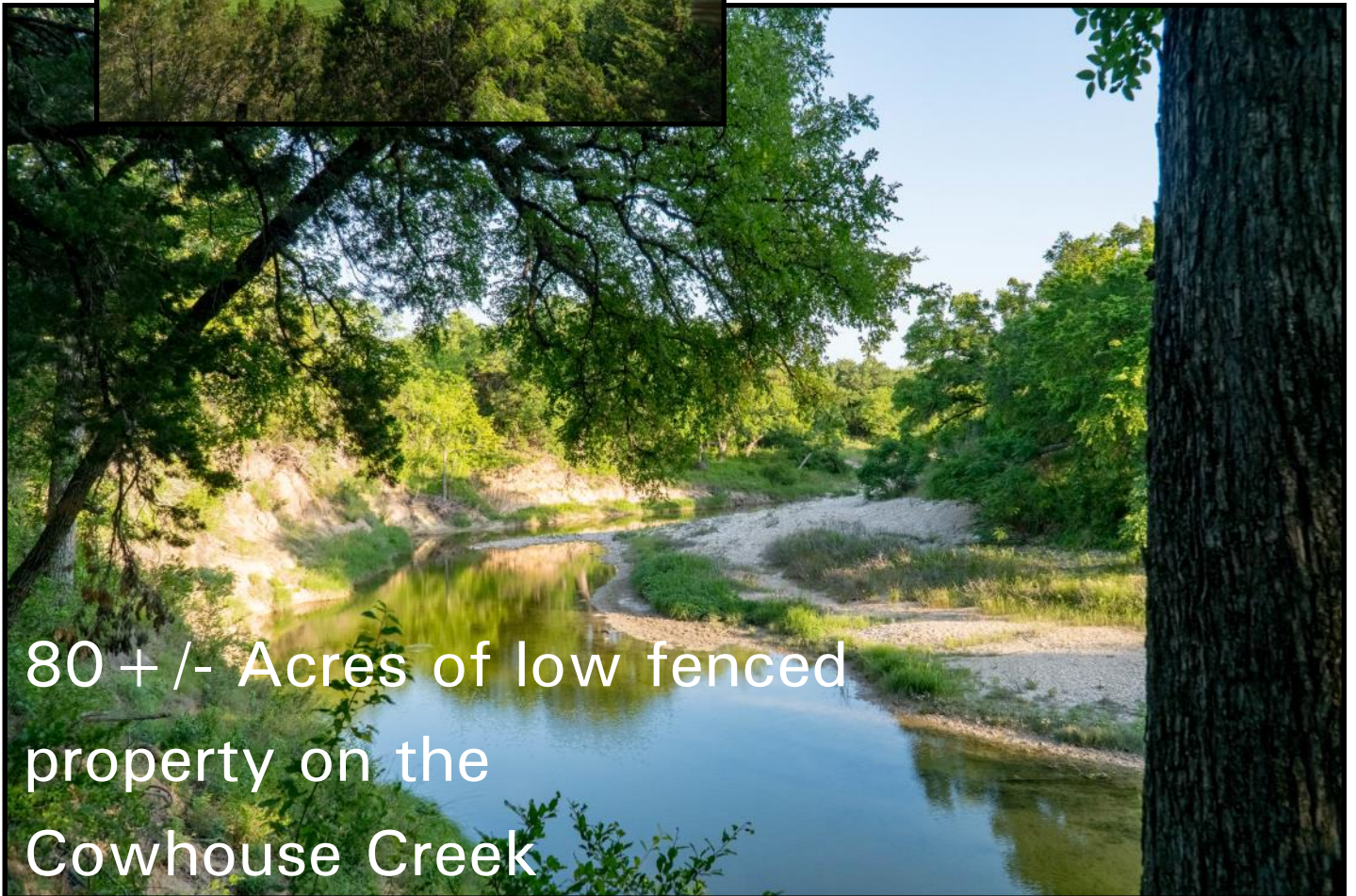
Exotics



High Fenced



Beautiful
Topography



80 +/- Acres of low fenced
property on the
Cowhouse Creek



9,000 Sq. Ft.
Main House



Foreman's House



Hunting Lodge



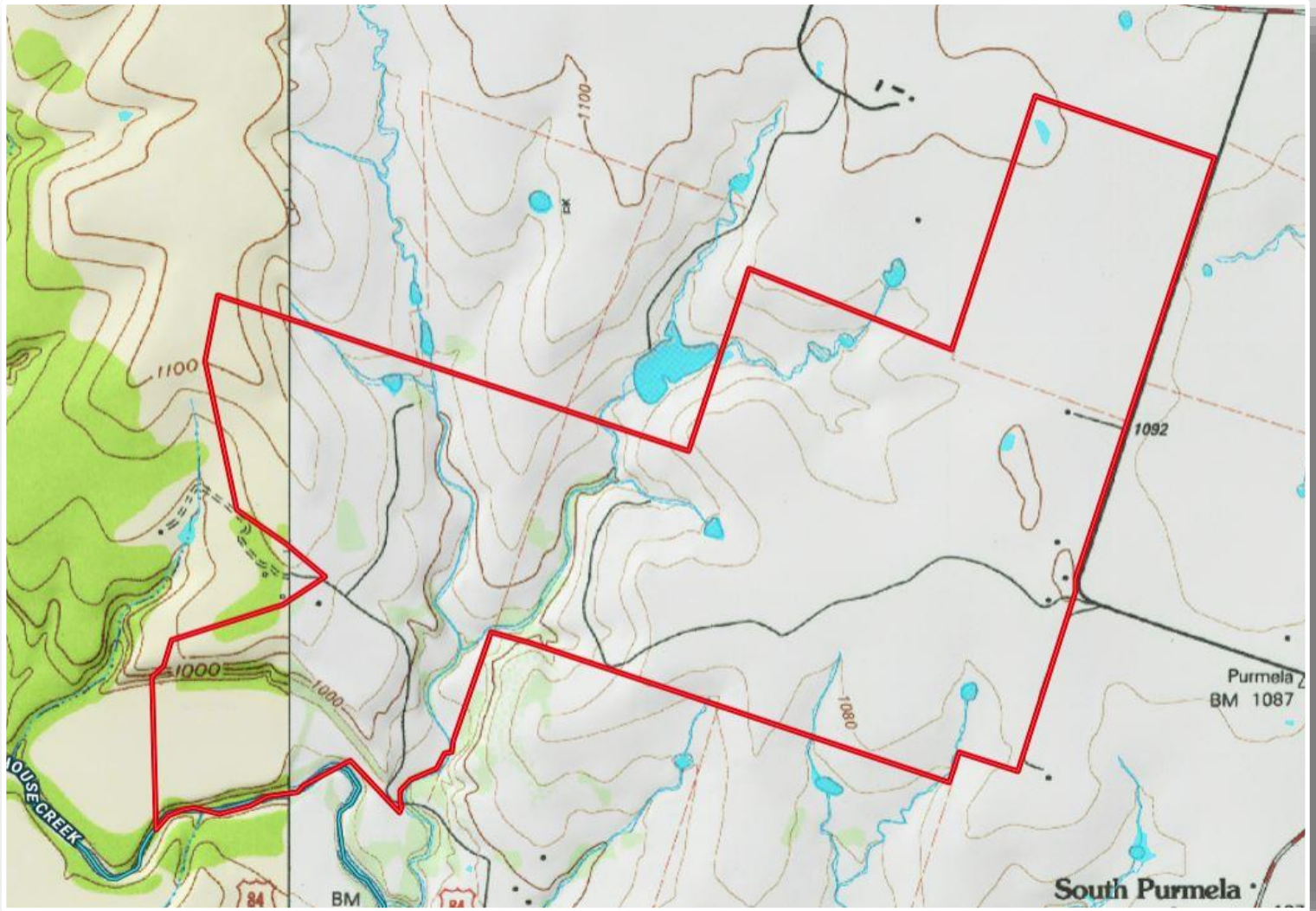
Barn with
Upstairs Apartment



Horse Stalls



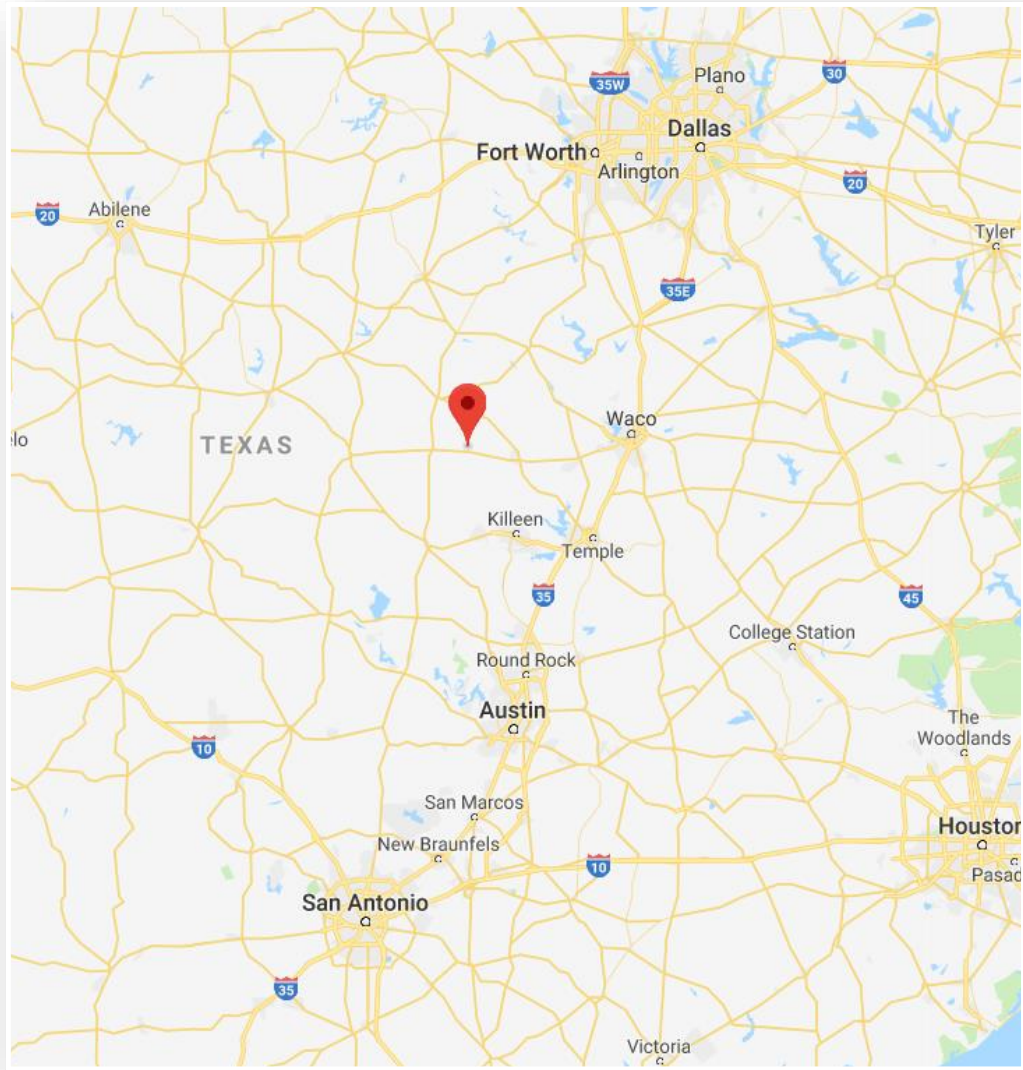
| Topography Map



727 + /- Acres

Boundary lines are an approximation and are not final.

| Location Map



2055 County Rd 178 W | Purmela, TX 76566

**GPS Coordinates can be typed into Google Earth or Google
Maps for Property Location: 31.478, -97.978**



For more information on this listing, please contact:

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