

FOR SALE

65+ ACRES WITH HOME
Listed for \$1,949,000

2482 County Rd 223
Collinsville, Texas



This prime 65+ acre tract is located in the Lake Kiowa corridor and offers a three-bedroom home, workshop, storage building, pastures, wooded area, stock ponds, creek, and sandy loam soil.

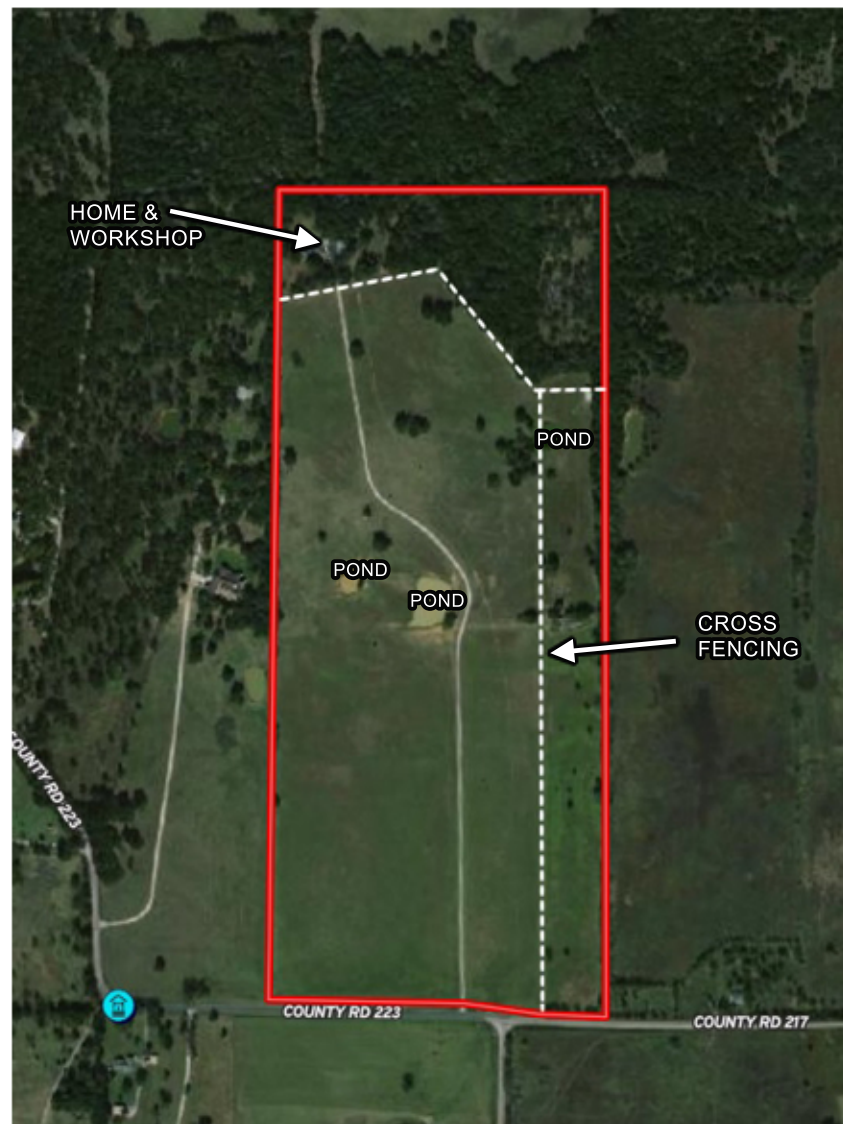
This property offers many options, from a private residence, investment, subdividing, or a horse ranch. Being about 2,500 feet deep and relatively level, it should also appeal to a private pilot.

Built in 1997, the single-story, ranch-style brick home provides approximately 1,757 square feet of interior living space with a living area with a vaulted ceiling that shares an open layout with the kitchen and dining area. There is a home office, three bedrooms, two full baths, a separate utility room, an outdoor patio with trellis, and an attached two-car garage. Water is provided by Woodbine Water or a ± 750 foot deep private water well with a valve to switch between either water source. There is also a connection for an in-home generator.

A 30x40 insulated workshop on a concrete slab with electric, three overhead doors, and a walk-in storm shelter is near the home. There is also a 24x40 storage building on concrete with electricity.

2482 County Road 223 is an eye-catching property with a good layout for multiple uses. About 85% of it is pasture with a more heavily wooded area at the back that offers several good building sites. The property is fenced and cross-fenced, there are three stock ponds, and a current ag exemption, with the land used for cattle while still producing about 36 tons of hay in 2021.

County Road 223 is a county-maintained asphalt road with paved access from both Fm922 and Fm902. Located in a nice area between Lake Ray Roberts and Lake Kiowa, the Fm922 and Fm902 corridor west of Hwy 377 is becoming more and more popular as the communities to the south begin to develop.



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2482 County Road 223**Collinsville****76233-2104****\$1,949,000**

Living Room:	17 x 15 / 1	Kitchen:	11 x 8 / 1	Breakfast Bar, Built-in Cabinets
Dining Room:	9 x 8 / 1	Office:	11 x 11 / 1	Built-in Cabinets
Master Bedroom:	15 x 13 / 1	Ensuite Bath, Linen Closet, Separate Shower, Walk-in Closets	Bedroom:	12 x 11 / 1
Bedroom:	11 x 11 / 1	Walk-in Closets	Utility Room:	6 x 5 / 1
				Built-in Cabinets, Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Washer Hookup

Property Description: Prime 65+ acre tract in the Lake Kiowa corridor with a brick, single-story 3 bedroom home, a 30x40 insulated workshop, 24x40 storage building with electric, fenced hay producing pastures, 3 stock ponds, a wooded area, creek, and sandy loam soil. This property offers so many options from investment, subdividing, horse ranch, or private residence, and with the property being about 2,500 feet deep and relatively level, it should also appeal to a private pilot. The layout is rectangular with about 85% pasture in front and a more wooded area on the north side with several good building sites. There is a current ag exemption in place, co-op water, and a ±750' deep private water well. Asphalt county road. Pretty!

Public Driving Directions: From Fm922 - North on Cr203 - Left on Cr287 - Rt on Cr223

Property Type:	Residential/ RES-Farm/Ranch	MLS Number:	14669037
Subdivision:	Gilman H	School District:	Callisburg ISD
County:	Cooke	Elementary School Name:	Callisburg
Square Feet:	1,757	Junior High School Name:	
Lot Dimensions:	65.84 Acres	Middle School Name:	Callisburg
Acres:	65.840	Intermediate School Name:	
Stories:	1	High School Name:	Callisburg
Fireplaces:	0	Senior High School Name:	
Parking/Garage:	2	Planned Development:	
Parking/Carport:	0	Home Owners Association:	None
Year Built:	1997 / Preowned	Listing Office:	KELLER WILLIAMS REALTY
Pool:	No	Listing Agent:	DUTCH WIEMEYER
Status:	Active		

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2482 County Road 223, Collinsville, Texas 76233



FRONT OF PROPERTY AERIAL...Stunning Property With Beautiful Coastal Pastures On Each Side Of Driveway, Home Sits At The Back Of Property In The Trees. Property Outlines Are Approximate



BACK OF PROPERTY AERIAL...This Amazing Property Offers Lots Of Character W/3 Ponds, Woods, Creek, Coastal Hay Pastures, Home, Workshop And Storage Bldg. Property Outlines Are Approximate



FRONT OF HOME AND WORKSHOP



FRONT OF HOME



BACK OF HOME



LIVING ROOM

MLS Number: **14669037**
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LIVING ROOM AND KITCHEN



KITCHEN



DINING AREA



OFFICE



PRIMARY BEDROOM



PRIMARY BEDROOM

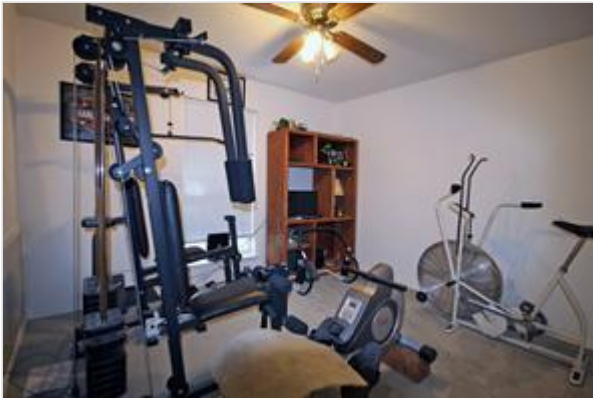
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PRIMARY BATH



BEDROOM 2



BEDROOM 3



MAIN WORKSHOP...Approx 30x40, Insulated, Concrete Slab, Electric, 3 Overhead Doors, 1 Walk-Thru Door And A Walk-In Storm Shelter



STORAGE BUILDING...Approx 24x40 On Concrete Slab With Electric, Overhead Door And Walk-Thru Door



VIEW OF DRIVEWAY FROM THE HOME

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VIEW OF DRIVEWAY FROM THE HOME...Extra Photo



FRONT YARD VIEWS



SIDE YARD



SIDE YARD



BACK YARD



LAND

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FRONT COASTAL PASTURES



GORGEOUS COASTAL PASTURES AND 3 PONDS...Enjoy The Beautiful Views As You Take The Long Driveway Through The Center Of The Property To The Home In Back



WOODED TRAILS



WOODED TRAILS



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WOODED TRAILS



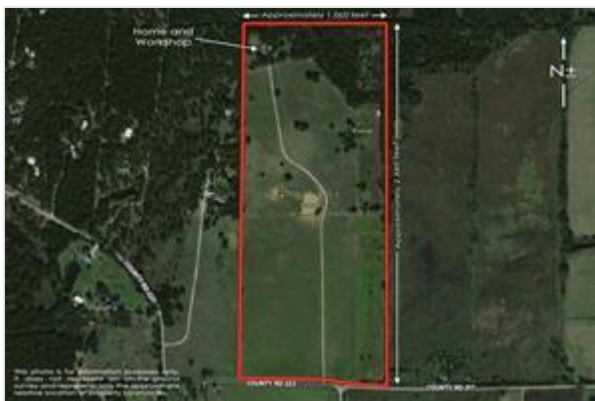
CREEK



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SATELLITE AERIAL...Property Outlines And Tags Are
Approximate