

10190 Fm 677 S, Saint Jo, Texas 76265

MLS#: 20382740 **N** Active
Property Type: Residential

[10190 Fm 677 S Saint Jo, TX 76265-3182](#)
SubType: Single Family

LP: \$4,100,000



Also For Lease: N
Subdivision: BBB & CRR Co Survey
County: Montague
Country: United States
Parcel ID: [R000006619](#)
Parcel ID 2: R000006617
Lot: **Block:**
Legal: ACRES: 51.620 AB 88 BBB & C RR CO SURVEY
Unexempt Tx: \$12,653
Spcl Tax Auth: No

Lst \$/SqFt: \$913.14

Lake Name:

Lse MLS#:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No

Beds: 3 **Tot Bth:** 4 **Liv Area:** 3
Fireplc: 1 **Full Bath:** 4 **Din Area:** 1 **Pool:** No
Half Bath: 0 **Adult Community:**

Smart Home App/Pwd: No

SqFt: 4,490/Builder
Yr Built: 2021/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: None
Access Unit: No

Hdcp Am: No
Horses?: Yes
Attached: No
Acres: 145.830
HOA Dues:
AccUnit SF:
Garage: Yes/2
Attch Gar: Yes
Carport: 0
Cov Prk: 2
Unit Type:

School Information

School Dist: Forestburg ISD
Elementary: Forestburg **Middle:** Forestburg **High:** Forestburg

Rooms

<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>	<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>
Living Room	25 x 21 / 1	Fireplace	Office	16 x 15 / 1	Built-in Cabinets, Built-In Desk, Ceiling Fan(s)
Kitchen	19 x 14 / 1	Breakfast Bar, Built-in Cabinets, Farm Sink, Kitchen Island, Natural Stone/Granite Type, Pot Filler, Room for Freezer, Second Sink, Walk-in Pantry	Dining Room	15 x 10 / 1	
Bedroom-Primary	17 x 15 / 1	Ensuite Bath, Walk-in Closet(s)	Bath-Primary		Built-in Cabinets, Double Shower, Ensuite Bath, Linen Closet, Natural Stone/Granite Type, Separate Shower, Separate Vanities
Utility Room	20 x 7 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility	Bath-Full	9 x 5 / 1	Natural Stone/Granite Type, Separate Shower
Game Room	24 x 17 / 2		Living Room	22 x 18 / 2	
Bedroom	18 x 16 / 2	Ensuite Bath, Split Bedrooms, Walk-in Closet(s)	Bath-Full	10 x 8 / 2	Built-in Cabinets, Ensuite Bath, Natural Stone/Granite Type, Separate Shower
Bedroom	14 x 12 / 2	Ensuite Bath, Split Bedrooms, Walk-in Closet(s)	Bath-Full	11 x 5 / 2	Built-in Cabinets, Ensuite Bath, Natural Stone/Granite Type, Separate Shower

General Information

Housing Type:	Single Detached	Fireplace Type:	Gas Logs, Living Room, Masonry, Propane, Stone, Wood Burning
Style of House:		Flooring:	Carpet, Hardwood, Tile, Wood
Lot Size/Acres:	Over 100 Acres	Levels:	2
Alarm/Security:	Smoke Detector(s)	Type of Fence:	Barbed Wire, Cross Fenced, Gate, Pipe, Wire
Soil:	Sandy Loam	Cooling:	Ceiling Fan(s), Central Air, Electric, Zoned
Heating:	Central, Electric, Heat Pump, Zoned	Accessible Ft:	
Roof:	Metal	Cmplx Appv For:	
Windows:	Electric Shades	Patio/Porch:	Covered
Construction:	Fiber Cement, Rock/Stone	Topography:	
Surface Rights:	All	Road Frontage:	FM Road
Road Surface:	Asphalt	Vegetation:	Grassed, Partially Wooded
Crops/Grasses:		Special Notes:	
Foundation:	Slab	Listing Terms:	Cash, Conventional, Federal Land Bank
Basement:	No		
Possession:	60-90 Days		

Features

Appliances:	Built-in Refrigerator, Commercial Grade Vent, Dishwasher, Disposal, Electric Cooktop, Electric Oven, Gas Water Heater, Ice Maker, Microwave, Oven-Convection, Oven-Double, Tankless Water Heater, Water Filter, Water Purifier
Laundry Feat:	Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat:	Built-in Features, Cathedral Ceiling(s), Decorative Lighting, Double Vanity, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Feat:	Covered Patio/Porch, Rain Gutters, Lighting, RV Hookup, Stable/Barn, Storage
Park/Garage:	Garage Double Door, Additional Parking, Garage, Garage Door Opener, Garage Faces Rear, Inside Entrance, Oversized
Street/Utilities:	Asphalt, Co-op Electric, Outside City Limits, Propane, Septic, Underground Utilities, Unincorporated, Well, No City Services
Lot Description:	Acreage, Gullies, Landscaped, Many Trees, Pasture, Sprinkler System, Tank/ Pond, Varied
Proposed Use:	Agricultural, Cattle, Equine, Grazing, Horses, Hunting/Fishing, Pasture, Ranch, Recreational, Residential
Present Use:	Agricultural, Crops and Livestock, Horses, Pasture, Ranch, Recreational, Residential
Other Structures:	Barn(s), RV/Boat Storage, Shed(s), Stable(s), Workshop w/Electric
Restrictions:	No Known Restriction(s)
Easements:	Utilities
Miscellaneous:	Fenced for Cattle, Fenced for Horses
Waterfront:	Creek

Plat Wtrfn Bnd:

Farm & Ranch Information

# Residences:	1	Pasture Acres:		Crop Retire Prog:		Road Frontage:	
# Tank/Pond:	5	Cultivate Acres:		Aerial Photo Avl:	Yes	Wells:	1
# Barns:	1	Bottom Lnd Acres:		AG Exemption:	Yes		
# Lakes:	0	Irrigated Acres:		Land Leased:	Yes		

Barns Information

Show Barn - Stalls/Size: 5/48x44

Remarks

Property Description:	Welcome to the breathtaking Hill Country of North Texas! Situated between the charming towns of Saint Jo & Forestburg, with a half-mile of Fm677 frontage, this remarkable 145-acre property presents an exceptional opportunity. Nestled within this picturesque landscape, you'll find a magnificent newer luxury home, stable, 5 ponds, the mesmerizing live water Willa Walla Creek, an abundance of wildlife, & awe-inspiring elevation views that showcase the true beauty of this remarkable region. Set at one of the highest points of the property, the exquisite home was meticulously crafted, epitomizing the very essence of luxury. Thoughtfully designed to embrace the breathtaking views that surround it, the home showcases impeccable craftsmanship both inside & out. For equestrian enthusiasts, the insulated 5-stall show barn will cater to the most discerning needs, & the property's sandy loam soil & enchanting character will make for a rewarding time in the saddle. There is also a 1500sf workshop.
Public Driving Directions:	Located on the west side of Fm677 between Saint Jo and Forestburg. South of Fm1630

Agent/Office Information

Lst Ofc:	KELLER WILLIAMS REALTY	Lst Agt:	DUTCH WIEMEYER
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Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 07/17/2023 13:31

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