**4M Ranch**

**147 Private Road 835 off of FM 2822**

**McCulloch County Rochelle, Texas 76872**

💠 Approximately 316+ Acres in Texas Hill Country with Views of the Brady Mountains of Edwards Plateau – Large Oak & Pecan Trees scattered throughout property. Mineral-Rich Land has Established Coastal Bermuda, Klein, Willem Love & Semi-Perennial Rye Grasses throughout property. Fields produced 50+ round bales of hay in 2022; only utilizing 1/3 of the land available for hay production. Large population of Whitetail Deer and Rio Grande Wild Turkey. Many Beautiful Areas for Weddings and Parties.

💠50-Acre Lake (when at full water capacity) with small dock, stocked with Crappie, Blue Cat & Yellow Cat, Small & Large Mouth Bass. The lake is such a Rarity in McCulloch County - it is really amazing to see. US Corp of Engineer Lake built in the 1940’s. One of the first in McCulloch County. In 30 years of ownership, the lake has never gone dry, even during the long droughts. Recreational area by lake, for picnics and camping. Kayaking and john boat fishing have been enjoyed.

💠2 Story 3600+ square foot Custom Built in 1994 - cedar lined home, Surrounded by Large Oak Trees. Home offers 3 very large bedrooms with large, ample walk-in closet space in each bedroom + Office that could be utilized as a Bedroom. 4 ½ baths (3 walk-in showers, one shower & bathtub combo, 5 toilets). Roof was replaced around 10 to 12 years ago. Lots of “grid-less” windows throughout exterior of home that were all replaced approximately 5 years ago. Concrete Slab Foundation & Septic Tank. 2 Electrical A/C Units – Gas Heat. Crown Molding in most rooms. Richland Special Utility District Water.

💠 Large custom kitchen with ample amounts of cabinet storage & Pine Wainscotting. Silestone Quartz Counter Tops & Stainless-Steel Appliances (2 ovens, Microwave, Dishwasher and Stove), “Hidden” Sub Zero Refrigerator/Freezer. 5 Burner Gas-Stove/Oven Combination. Breakfast Area & Kitchen Bar. Large, deep Sink with recently updated faucet. Lower Cabinets have “Slide-out” drawers for Convenience. Half-Bath off Kitchen. Custom Stained Concrete Flooring in Kitchen, Kitchen Dining, Living Room and Foyer. Most all of cabinets and built ins throughout home are custom solid knotty pine wood.

💠 Very Large Utility Room, off kitchen & 3-Car Garage, with large deep sink. Recent Faucet replacement. Washer & Dryer and another refrigerator/freezer with ice maker (all utility & kitchen appliances remain with property) More Custom Cabinetry with “slide-out” drawers in pantry and storage. Ceramic Tile for flooring.

💠 Large dining room with lots of windows & French-Doors to front porch. Ceramic tile floor. Pine Wainscotting and Ralph Lauren Wallpaper with Wedding Cake Ceiling. Butler’s Pantry with Built-In Glass Doors Curio.

💠 Living Room Boasts 20’ Custom Rock Wood-Burning Fireplace. Vaulted 20’ ceiling is beaded knotty pine wood in foyer & living room. Electrical Outlets in Living Room Floor for Open Concept Convenience. “Grid-less” French-Doors look out to stunning views and open to Back Porch. Wired for Outdoor sound. Surround Sound speakers in Corners of Living Room.

💠 Knotty Pine Wainscoted Office with fiber optic high speed internet & Wi-Fi access. French—Doors open to Foyer. Laminated Wood Flooring. (Office could be converted to Bedroom)

💠 Master Bedroom & Bath Features: Located on Lower Level of home. Remodeled approx. 5 years ago. Very Large Master Suite has Bay Window Setting with “Grid-less” French Doors. Custom Floor to Ceiling Drapery with Blackout Drapes for “Sleeping In.” Room is surrounded with Custom Wainscot and boasts 9-foot Ceiling. Airy and Light. Master Bath has vaulted ceiling with 11 Foot Glass & Tiled Shower. Bathroom Sitting Area looks out onto large oaks and garden area. Flooring in Master Bedroom and Bath is Grey “Picket Fence” Tile. 2 Walk-in Closets (one very large) with Shelving and Storage. Custom Built Cabinetry and “Leathered” Marble Counter Top. (Stain-Glass insert in Bathroom window does not remain with property)

💠 Foyer entrance off large front porch. Large Built-In Bookcase hugs the Staircase.

💠 Off the foyer and up the solid wood stair case with custom designed steel stair rails, are two large bedrooms; One with laminate wood floors and one with Berber carpet. Both have full baths with walk-in showers. Open Concept “Cat-Walk” overlooks the living area, boasting Large, Unique Glass and Antler Chandelier. (Walk In Storage Closet under stairs)

💠 Very large walk-in attic (could be converted to another room). Located off the walk-in closet of upstairs bedroom.

💠 2 tankless hot water heaters – one for each side of the house.

💠 Dual Tank Culligan water softening system located in Garage supports the entire home

💠 3 car garage that can be converted to another living area. More Storage Closets & Shelving

💠Covered concrete back porch with Wisteria Covered Pergola and wood decking, overlooks the lake. Tranquil and Beautiful Views.

💠Backyard Cast-Iron Fountain & Fish Pond. 3 ½ foot deep Koi Pond off Back Porch. Both with Little Giant Pumps. Rock Walkways and Rock Deck Seating Area under Big Oak. Electrical outlets & Flood Lights located in some of the back yard trees.

💠Large Vegetable and Herb Garden with Semi-Raised Beds (new soil added to all containers and beds in Spring 2022). Cute little Garden “She-Shed” on Concrete Slab with Window A/C unit and cabinets and counter space (some repairs to cabinets needed). Has electricity & water plumbed to sink. Blackberry Patch in Containers.

💠Grapevine Trellis built from 100+-year-old cattle pen cedar posts with producing grapevines.

💠Large Custom Greenhouse (built by Texas Greenhouse Company). Greenhouse has thick pane glass & is heated and air-conditioned and Fan. Greenhouse approx. 7 years old. Replacement glass panes to be left with property.

💠 30’+ Long Concrete Slab for storing Firewood year-round.

💠 Small Fruit Tree Orchard with producing Pear, Apricot, Plum and Peach Trees.

💠 Screen Covered Chicken Coop with Chicken Laying Boxes and Covered Roosting House.

💠 Outdoor Cooking “house” for grilling steaks and frying fish. Is plumbed with cold water and has large cast-iron sink. Electric outlets and lights. In need of roofing and stabilizing repair. – Located off concrete Driveway

💠 2 Separate Partially Covered Chain Link Dog Kennels with plumbed water.

💠 Owners are willing to negotiate most furnishings to remain, for both houses, if Buyer is interested.

💠Guest Lodge built in 1970 – approx. 1400 square foot. 4 bedrooms, 2 bath with deck & roof covered back porch overlooking lake. Full Galley Kitchen with Dishwasher, garbage disposal, Electric Range & Oven, Microwave & Washer & Dryer. (All appliances remain with property) Large Living Area with High-Speed Fiber Optic Cable for Internet and WIFI use. Large Dining Area off Kitchen. Tile flooring throughout. Perfect for Weekend Guest or Bed & Breakfast (VROB). Concrete Slab Foundation & Septic Tank. Large 3-sided Carport with rear and overhead storage. Richland Special Utility District Water. Separate Water Meter from Main House & Barn Areas

💠2 Custom Horse Barns with 27 stalls: 💠 Barn One Amenities: Large Office with Electric A/C & Heat. Slate Tile Floor throughout office and utility. High-Speed Fiber Optic Cable for Internet and WIFI. Toilet, Large Deep Sink, Shelving, Washer, Refrigerator, Microwave & Newly Installed Hot Water Heater (2022) (Dryer hook-up) Concrete Slab in Office and Feed room. Septic Tank. Barn has 10 stalls (8 are 12 x 12). 2 of the stalls are 12 x 24 to be used for surgery layups or for foaling. The two large stalls can be converted to 4 – 12 x 12 stalls, as needed, to bring Barn One’s stall total to 12 Stalls. Barn One is skylighted, with large overhead lights set up with timers if needed. All stalls are plumbed with pecs pipe (2022) and automatic waterers and have electricity on outside of every stall for fans, etc. Stalls are lined with 2 x 6’s boards for safety and all stalls have thick rubber mats installed for safe footing. All stalls have front and rear sliding stall doors with Half Door for convenient feeding from outside of stall. 12 x 24 Feed room with Cabinet storage & counter space. Halter Closet. 💠 Barn 2 Amenities: Office has concrete custom stamped floors (now being used as tool room) & capability for adding a Shower. Barn Two is skylighted, with large overhead lights set up with timers if needed. All stalls are plumbed with pecs pipe (2022) and automatic waterers and have electricity on outside of every stall for fans, etc. Stalls are lined with 2 x 6’s boards for safety and all stalls have thick rubber mats installed for safe footing. All Stalls have sliding front inside doors with Half Door for convenient feeding from outside of stall. Indoor wash rack with Tankless Hot Water for Wintertime Bathing. In ground electronic Scale and asphalt shed-row. Tack Room with Counter and Cabinet Storage. Time Clock. 💠 Other Barn Area Amenities: Outdoor Cinder Block feed storage that can hold approx. 10 Tons of Bagged Feed. Outdoor Wash Rack. Outdoor Restaurant style Stainless Steel Sink for Cleaning buckets, Tack, equipment, etc. 6 Horse – European Horse Walker with forward and reverse capabilities and speed settings. Gasoline & Diesel Tanks. 3 Tool Sheds located behind Barn 1 for tools and buckets, etc. 13 smaller fenced paddock areas for lay-up turn out (Some with Loafing Sheds & all with water troughs) Some Frost-Free Faucets. Large Driveway area at Barns, for Semi Tractor Trailers to easily turn around. All Water is supplied by Richland Special Utility District – Same Meter as Main House.

💠Located at the back of property is Morton Hay/Equipment/Storage Barn (in need of some repairs). Have stored 800+ square bales of alfalfa in this barn in the past.

💠2 sides of the property are high-fenced by neighbors & most of the property is Crossed fenced with 4 Board Fencing or 5’ No-Climb Wire. Loafing sheds in some pastures. All cross fenced paddocks are plumbed for water with cattle troughs. Some fencing and loafing sheds are in need of repair. Burn Pit for trash located out of sight on side of property.

💠 Land is set up for Horse Operation, but could easily be converted to use as a Game Hunting Facility or Cattle or Goat operation or Wedding Venue. Barns could be converted to use as large equipment barns or possible banquet/party barns or Barndimoniums!!!!