

the
Real Estate
Ranch

THE DIAMOND J RANCH
123 +/- ACRES - ROCHELLE TEXAS



FOR SALE



**4035 HWY 190,
ROCHELLE, TX 76872**

CONTACT

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(432) 688-8200



HIGHLIGHTS

The Real Estate Ranch

- 123+/- ACRES
- 3 BEDROOM, 2.5 BATHROOMS
- 2600 SQ FT
- AMAZING SANDSTONE CUSTOM WROUGHT IRON DIAMOND J GATE
- GERMAN STYLE LODGE
- CUSTOM WOOD CABINETRY, SLATE TILE, ANTLER CHANDELIERS,
- FRONT & BACK PORCHES, MESQUITE / GRANITE COUNTERTOPS, & ROCK ACCENTS
- THE HOUSE FEATURES 2 ZONED AC UNITS, TANKLESS WATER HEATER, PROPANE, GAS STOVE
- MASTER W/ GARDEN-CLAW TUB & SEPARATE SHOWER
- 6200 SQ FT SHOP AND OTHER OUTBUILDINGS
- HUNTING PROPERTY





123 Mas y menos acres Great Mix of Farm / Native Pasture for Hunting, goats, & cattle. This True Cattleman's Ranch to run yearlings on w/ 2 maybe 3 cuts a year & be able to feed all winter. Once you Enter the Amazing Sandstone Custom Wrought Iron Diamond J Gate you will drive a crushed Granite Road All the way to the Lodge.

The German Style Rock Lodge is a micro version of the Yellowstone Lodge with Amazing Craftsmanship at every turn & from the kitchen overlooking the Den feels very Homey. This 2600 +/- sqft 3 Bed / 2.5 Cabin is tastefully decorated w/ Custom wood cabinetry, slate tile, Antler Chandeliers, front & back porches, mesquite / granite countertops, & rock accents. The house features 2 Zoned AC Units, tankless water heater, propane, gas stove, downstairs master w/ Garden-claw tub & separate shower. This would make a Great Full time Home or a True Getaway place for the Family. Close to feed stores, shopping, Dining, Golf, fishing, lakes, & rivers 8 miles NE of Brady on Highway 190.

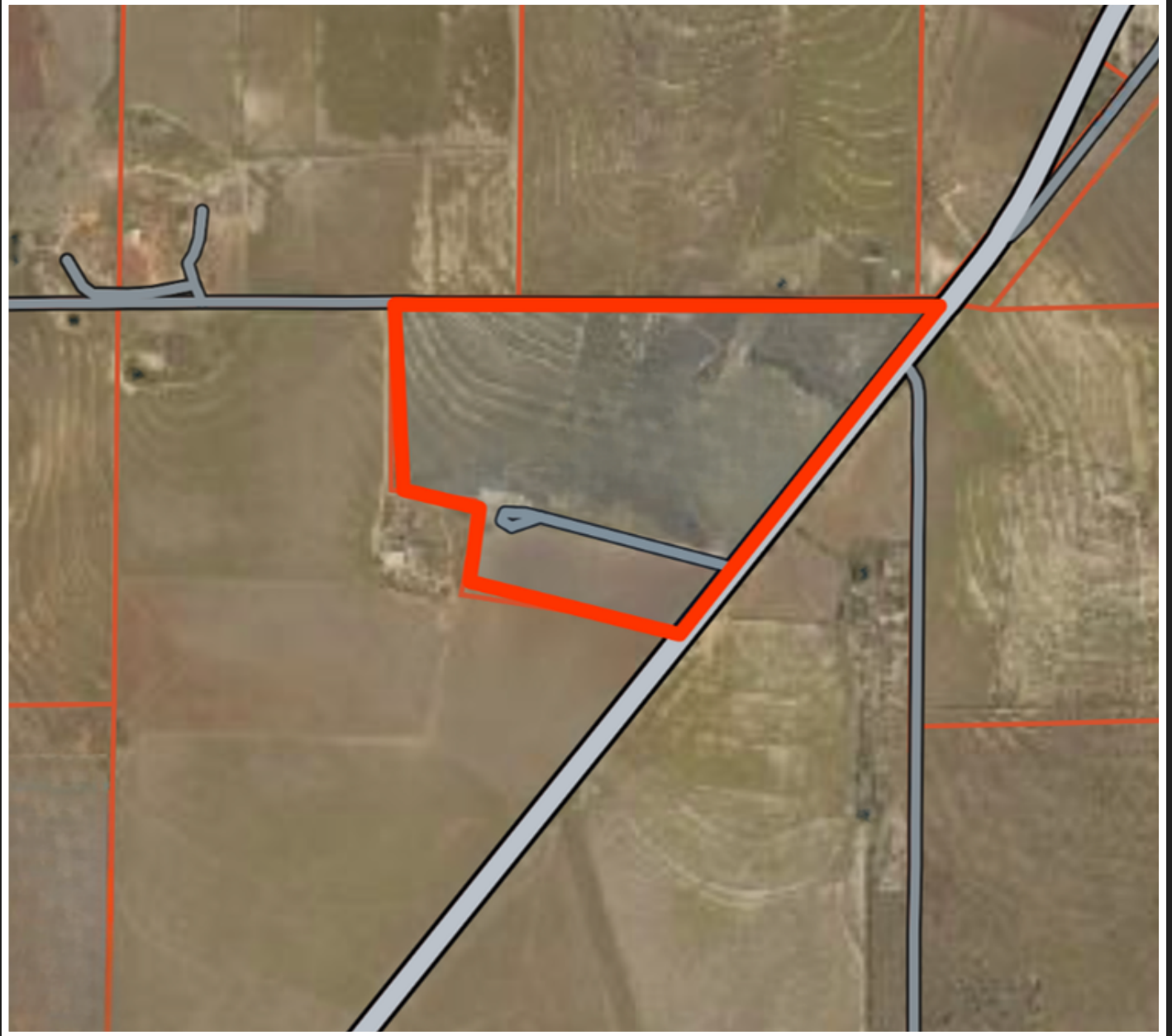
Storage & Outbuildings next to home is a Carport w/ Climate controlled storage / workshop / craft rooms. A short walk over to 6200 +/- sqft Shop outer 2 bays are concrete floored Sprayfoam insulated central bay is for tractors, bailers, & Equipment. There is Also a neat 2800 sqft 1900's Goat / sheep barn missing roof from recent tornado but can easily be repurposed.



WILDLIFE: WHITETAIL MOST COMMON, BOBCAT, QUAIL, DOVE, TURKEY, OCCASIONAL AXIS, COYOTE, BADGER, & PORCUPINE. THIS PROPERTY IS IN A GOVERNMENT TRAPPING PROGRAM.

SERVICES: ROCHELLE WATER, AEP / TRIEAGLE POWER, CTTC / BRADY COMMUNICATION FOR INTERNET [HTTPS://CENTEX.NET/](https://centex.net/)

LET'S TALK INVESTMENT WISE: WHAT THE FUTURE COULD HOLD: ON CITY OF ROCHELLE WATER, HARD CORNER SOUTH OF ROCHELLE WHICH IS A GREAT SCHOOL DISTRICT & HAS 4 DAY SCHOOL WEEKS, 2700' OF TXDOT MAINTAINED HWY 190, 3/4 A MILE OF MCCULLOCH CO MAINTAINED CR 420. THERE IS A HIGH KV LINE ACROSS 190 THAT COULD SERVE THIS PROPERTY OR VICE VERSA THIS PROPERTY SERVE INTO THAT LINE.



Directions:

**Turn Right onto US-190 E continue to follow US-190 E,
go 8.2 miles turn left and then turn left go .3 miles.**

PHOTOS

*The Real Estate
Ranch*



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Presented By

Thomas Johnston

THE REAL ESTATE RANCH

432-688-8200 OR 432-934-3333