

Bosque County
4918 CR 1238 Iredell, TX 76649

Shadow Creek Ranch

Great weekend getaway or country living in Bosque County, 80 acres that drives like its 200! Perfectly manicured with a variety of topography including 3 large tanks, 1 stocked with catfish and bass with a covered dock for entertaining. This property is highly recreational with a seasonal creek and several trails to drive an ATV. The property features a 100-year-old farmhouse that has been beautifully remodeled with a large outdoor entertaining area under the trees. The back deck is covered and extends to the 3-car carport. This property has it all for the size! It's a MUST see.

Land Features:

- 80 Acres- Ag Exempt
- 3 tanks, 1 stocked with fish and a fishing pier
- 1 large seasonal creek
- 20x40 Barn, loafing shed, chicken house, tack room, and privy
- 4x4 Net wire/goat proof fence, fenced and crossed fenced
- 40x30 store room with septic, RV hookup, water meter and AC
- Old windmill well
- Abundance of deer, turkey, dove and pigs

Home Features

- Completely remodeled in 2005-3200 sq. ft.
- Vaulted ceilings
- 5 Bedrooms/2 Baths
- Kitchen overlooking the outdoor entertainment area
- Large 20x20 living room with wood burning stove sitting on a rock hearth
- Large master suite with French doors leading to deck area, gas fireplace in master
- Deck off the kitchen and master bedroom
- Large outdoor entertainment space with outdoor kitchen, shaded by large oak trees

Phone: Windstream

Satellite: Dish

Sewer: Septic

Utilities: United Cooperative (average bill is \$200 per month)

Taxes:

Minerals: Available and negotiable

Propane: Shrank/Leased

Water: Well, Depth: 400 ft.