

IT'S NOT JUST AN **INVESTMENT**,
IT'S A **BETTER WAY OF LIFE!**



PROPERTY INFORMATION OVERVIEW

Acreage.....	45.6 +/- Acres
Location.....	Thorndale, TX
Price.....	\$575,000
Highest and Best Use.....	Residential, Ranching, Recreational
Topography.....	Rolling
Soil Type.....	Sandy & Clay
Current Crop.....	Hay
Surface Water.....	Stock Tank
Trees.....	Oak, Elm, Cedar
Wildlife.....	Deer, Dove, Hogs
School District.....	Thorndale ISD

Directions: Located between Thorndale and Rockdale. From Hwy. 79, go to County Road 446, turn south. Follow around 4.1 miles to Cty. Rd. 446A, turn left to first driveway on the right.

All information is per owner/other sources and is deemed correct, but is not guaranteed.



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HOME INFORMATION OVERVIEW

Street Address.....	287 County Road 446A
City/State/Zip.....	Thorndale, TX 76577
Year Built.....	2002
Sq. Ft.....	4846 Sq. Ft.
Bedrooms.....	5
Bathrooms.....	3.5
Garage	2 Car Garage
Heating/Cooling.....	2 High Efficiency Central H/AC Units
Special Features.....	Travertine Floors with Designs in Foyer
School District.....	Thorndale ISD

Fantastic 3 story stone home. Beautiful views off the balconies. Master suite has walk in closet and a large bathroom with dual vanities, jacuzzi tub and a separate shower. There is a large game room on the 3rd floor. Formal living room with fireplace. Separate laundries upstairs and downstairs.

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