

Cabin Creek Farm

2415 Old Crawford Rd
Crawford, TX

Call or Text 254.206.3635 with
code '919' for 24/7 info!

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REAL ESTATE GROUP

Selling Texas a Little at a Time.



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2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



- Two miles from Chip & Joanna Gaines Ranch
- Great horse facility
- 46+ acres
- Main home has potential for add on
- Guest House with open concept living and kitchen area
- Oversized garage with automatic door with room for recreational vehicles
- Property is cross fenced
- Horse barn with two tack rooms
- Loafing Barn
- Outdoor entertaining with screened in cabin, ready for an outdoor kitchen
- Two additional cabins could be used for overnight space, office space, or on site gym
- Modern farmhouse with custom touches throughout

Your dreams are our goals...

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Property Information Overview

| | |
|----------------------------|--|
| Acreage..... | 46.36 Acres |
| Location..... | 2415 Old Crawford Rd, Crawford, TX |
| Price..... | \$674,900 |
| Square Footage..... | 2,173 Sq. Ft. |
| Bedrooms/Bathrooms..... | 3 Bedrooms, 2 Baths |
| Utilities..... | Co-op Electric, Co-op Water, Septic |
| School District..... | Crawford ISD |
| Taxes..... | \$5,670 with exemptions |
| Soil..... | Silty Clay, Slidell Clay, Gravelly Clay Loam |
| Minerals..... | Partial Owned, Negotiable |
| Trees..... | Scattered Hard Woods |
| Topography..... | Level |
| Wildlife..... | Deer, Dove |
| Surface Water..... | Seasonal Creek & Seasonal Tank |
| Distance from Waco..... | 16 Miles |
| Distance from Temple..... | 45 Miles |
| Distance from Austin..... | 118 Miles |
| Distance from Houston..... | 200 Miles |
| Distance from DFW..... | 133 Miles |
| Special Features..... | Guest House, Separate Office, Outdoor entertaining patio, Screened in porch, Horse Barns with Tack Rooms, Chicken Coop, Dog Kennel |



Directions: From Waco: Take Hwy 84 to W Waco Dr., Take Exit toward TX-6/Texas 340 Loop/ Robinson/Meridian from US 84 W. Get on Hwy 6 N/TX-6N, follow Hwy 6 to Old Crawford Rd, Turn left onto Old Crawford Rd. Property will be on the left.

From Crawford: head East on 5th St/Cedar Rock Pkwy (5.6 miles), turn left onto Shiloh Church Rd (1.1 miles), turn right onto Old Crawford Rd (0.3 Miles), Property will be on your right, look for signs.



**Screened in Back Porch
Butterfly Garden**



**Large Texas
Home with all
the details**

**Outdoor Entertaining with
screened in cabin, ready for
an outdoor kitchen.**



Cozy Living Space



**Beautiful Brick
Fireplace**



**Custom Kitchen with
Granite Counters**



**Country Style Living
at its finest**



Formal Dining Room



Complete Bar Area



**Large Master Bedroom
with attached Bath**



**Guest Room with
attached Bath**





**Hotel at Cabin
Creek:**

1 Bedroom,

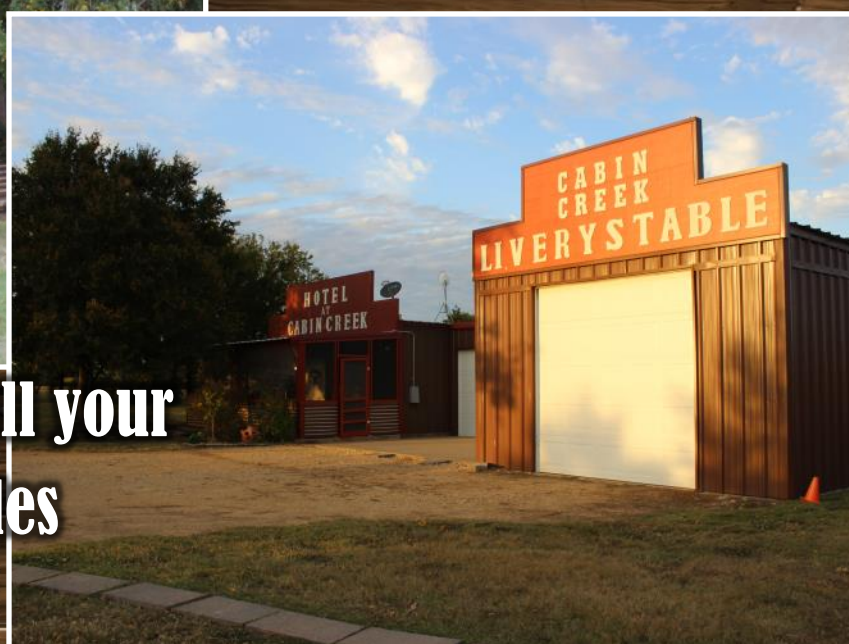
1 Bathroom

Guest Cabin

With Full Kitchen



**Oversized Garage for all your
recreational vehicles**



Guest Cabin Features

Full Kitchen with Granite Counters



Large Living Space



Nice Sized Bedroom with Attached Bath



Dog Kennel with access to cabin



**Detached Office &
Two car covered parking**



**Small cabin with
covered porch**



Chicken Coop



**Relaxed & Secluded
Country Living**





**Horse Lovers
Dream**



Horse Barns with two tack rooms



Deer & Dove Hunting



Plenty of Wildlife



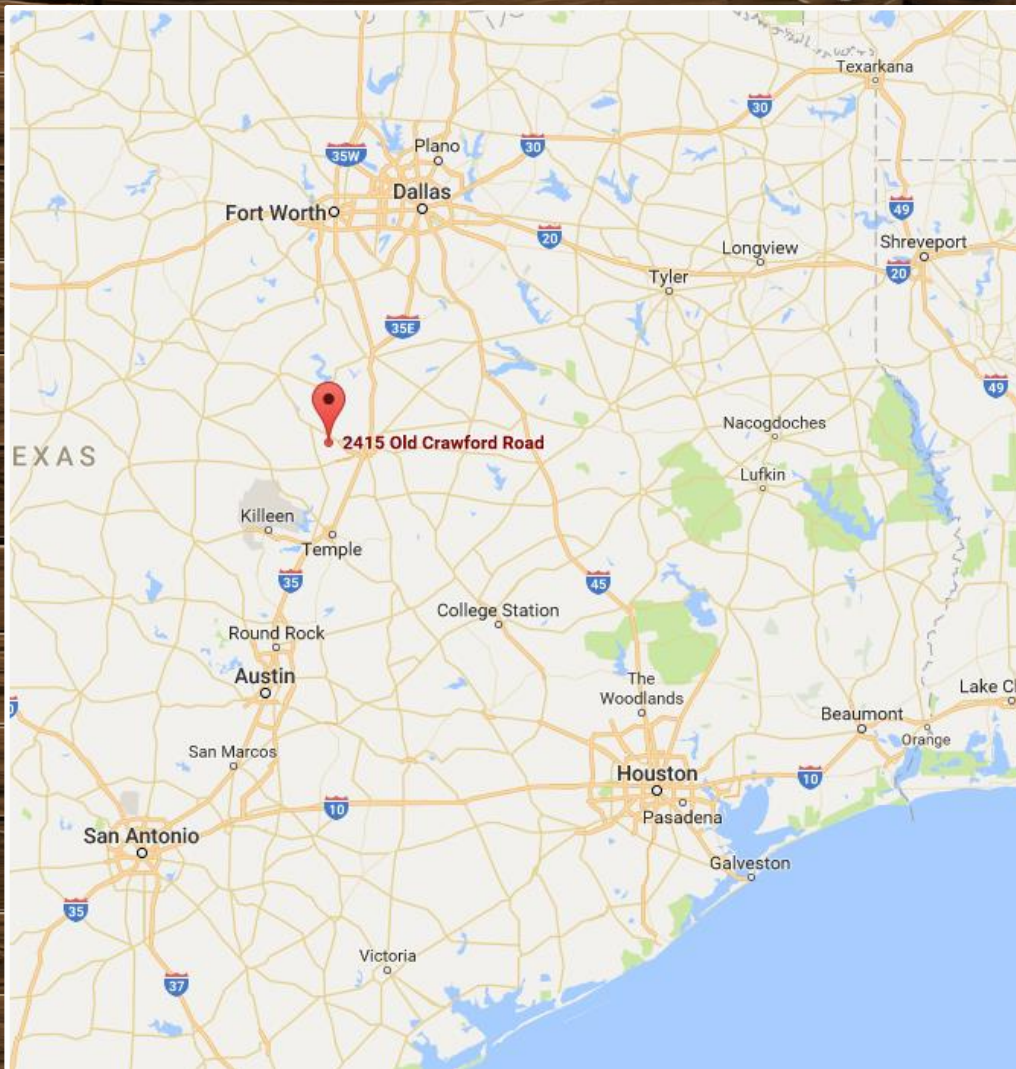
46.36 Well Maintained Acres

Aerial Map



Boundary lines are an approximation and are not final.

Location Map



2415 Old Crawford Rd. • Crawford, TX 76638

**GPS Coordinates can be typed into Google Earth or
Google Maps for property location:**

-97.361, 31.572

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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