



1878 Bunkhouse Ranch

75 +/- Acres | Cranfills Gap Texas

\$595,000

75 +/- Acres located off CR 313 in the beautiful Stanford Valley Area of Hamilton County just right outside of Cranfills Gap, Texas. Great country property with (2) homes and large shop. The first house is 1999 manufactured doublewide with (4) bedrooms, (2) Baths. The home has large living room with open concept kitchen and dining, a large master bedroom. The master bathroom is spacious with shower, garden tub and very large walk-in closet. There are (3) bedrooms located on the other end of the home, as well as bathroom and the mudroom with separate entrance. This home would make a great permanent residence or weekend retreat. The 2nd home is a Bunkhouse/Deer Camp: Sleeps 8+, It was part of a larger house built in 1876 by Hiram Stanford, Jr., namesake of Stanford Valley. He homesteaded the greater valley after moving from Collin County Texas after the Civil War. The property has a large metal shop that is approx. 4000 sq. ft. and was built in 2006. The property has one stock tank located in the front southwest corner.

Water well -600 ft. deep - Upper trinity water, well has water softener and conditioner

Property is ag. exempt.

Minerals: The Seller owns a portion of the mineral estate, which may convey with negotiated price.

*not all bedrooms are pictured in listing

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PROPERTIES
 SELLING FINE TEXAS RANCHES

Stefanie Cobb, Ranch Broker
Tai Cobb Klam, Ranch Broker

972-989-5200 or 254-253-0157
cobbbranchproperties.com

