

JUST LISTED | \$675,000



4  
Bedrooms



2.5  
Baths



2,450  
SQFT



84.98  
Acres



## 2338 FM 196 N, Powderly Texas | Lamar County

Located in Prairiland School District, this newly custom-built property consists of over 2400 square feet, granite counter tops throughout, custom cabinets and doors. Open concept kitchen over looks dining and living area. Split master downstairs and 2 additional bedrooms upstairs. Bonus/media room or extra bedroom with additional finished storage space located upstairs. 1200 sq ft attached insulated shop with a half bath, covered carport and awning for vehicles or farm equipment. 85+/- acres of native grasses is perfect for cattle or horses. With the added value of 3 ponds, complete fencing, and plenty of road frontage. Northern part of land is partial wooded and can be utilized for hunting.

UC MLS: 42233-12852



*"Real People | Real Deals | Real Difference"*  
AUCTIONS | HOMES | COMMERCIAL | LAND  
Texas ~ Oklahoma ~ Arkansas  
[www.altaterrarealty.com](http://www.altaterrarealty.com)

Kim Ross, REALTOR  
Cell | 903.491.6797  
Office | 903.438.2585  
[kim.ross@altaterrarealty.com](mailto:kim.ross@altaterrarealty.com)



The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.