



2 BEARS RANCH

708 FM 473, COMFORT TX

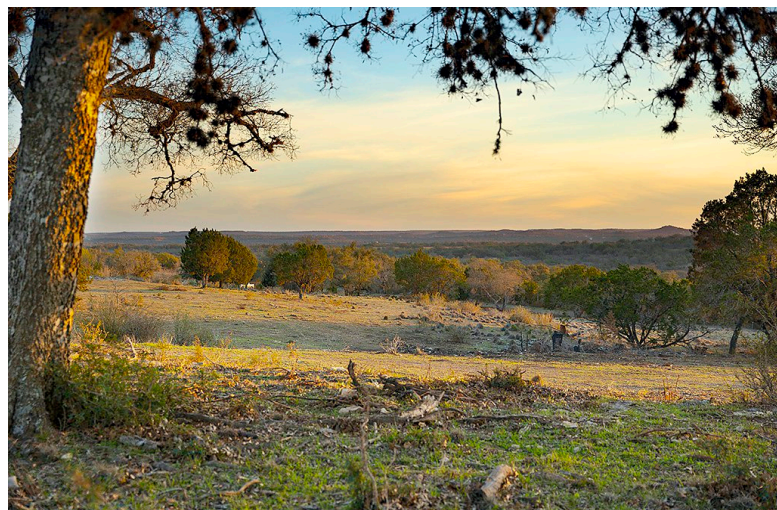
\$972,500.00

38.9 ACRES • MAIN HOUSE 2,729 SF. • 3 BEDROOM / 2 BATHROOMS • SWIMMING POOL
3 GUEST HOUSES • PERIMETER & CROSS FENCING • HISTORIC WINDMILL & CISTERN
2 WELLS • FERTILE PASTURES • FISHING POND • SCENIC VIEWS...AND MORE

2 Bears Ranch - A Charming 38.9 acre Hill Country ranch located between Comfort TX and Sisterdale TX. The property includes 4 unique living structures - a 1980's Ranch Style Main House, 2 Historic Guesthouses (one that looks like an old country store), and a large 3 bedroom modular home. Together, the structures resemble a small town that is surrounded by rolling pasture hills, incredible scenic views and beautiful mature trees.



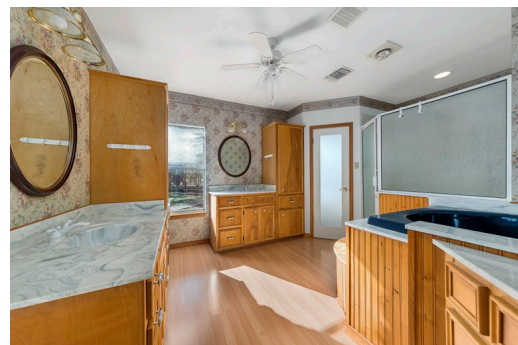
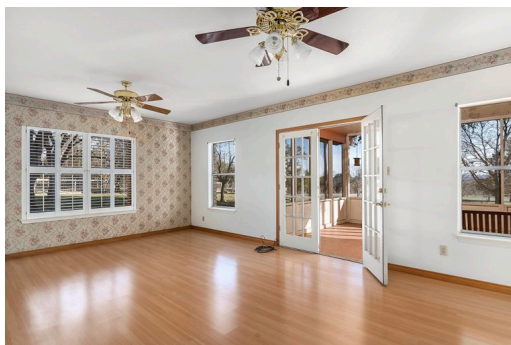
ABSOLUTE CHARM
REAL ESTATE GROUP
Brokered By EXP Realty





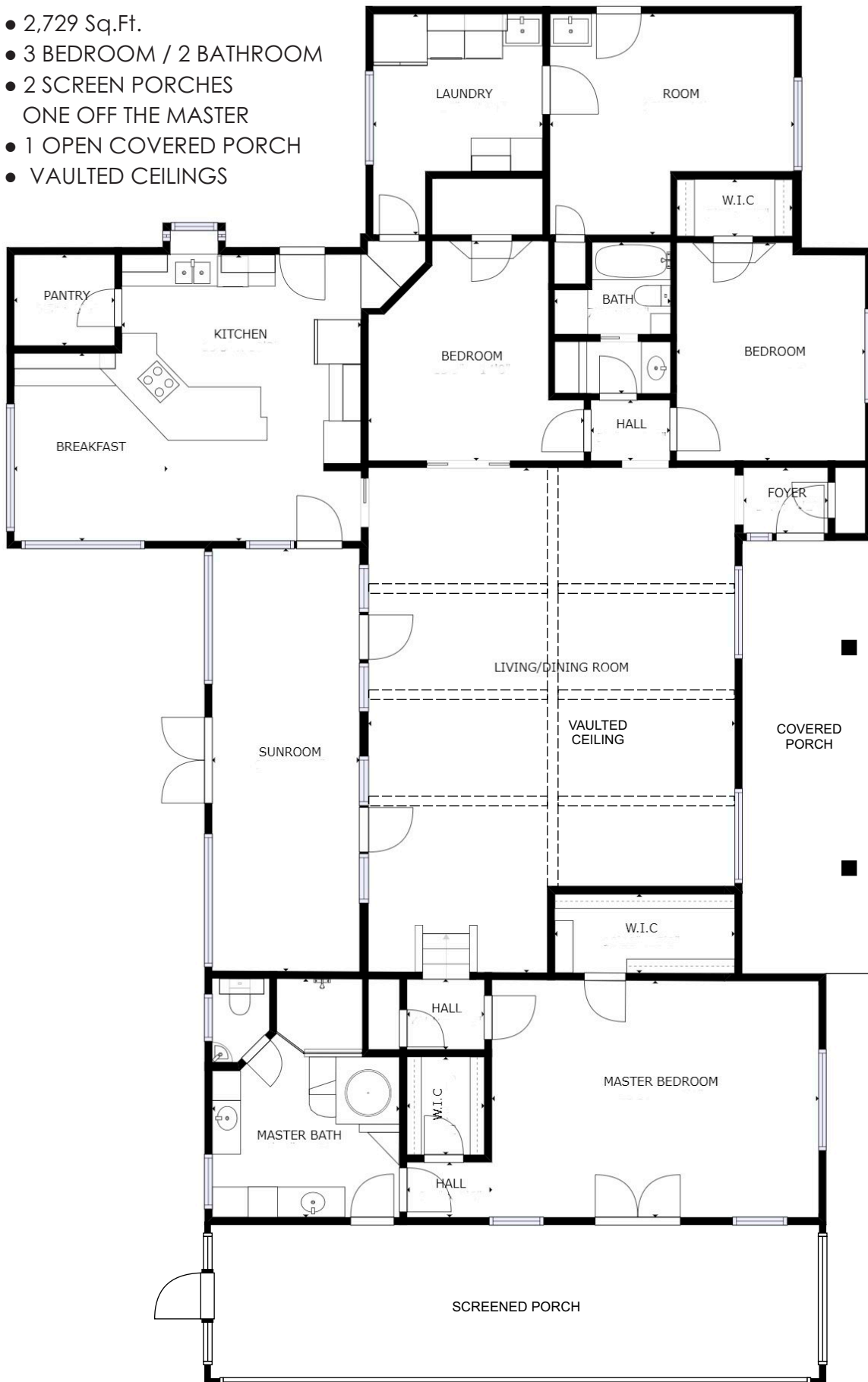
MAIN HOUSE

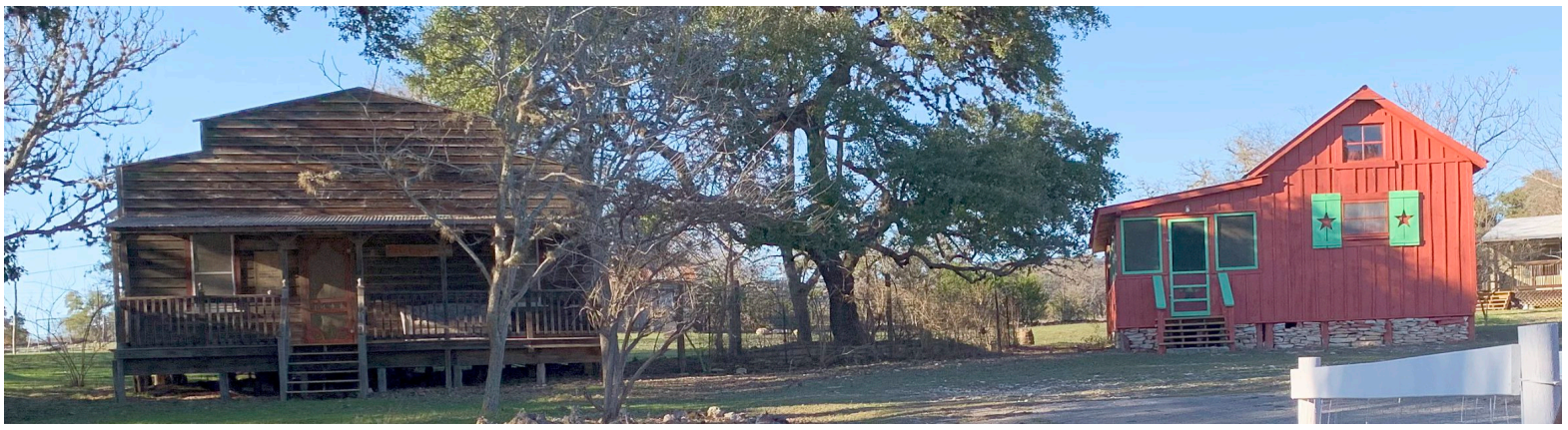
2,729 Sq.Ft. • 3 BED / 2 BATH • LAMINATE WOOD FLOORS • FAMILY RM. with VAULTED CEILINGS & WOOD BEAMS
 2 SCREEN PORCHES • SPACIOUS MASTER SUITE with 2 WALK-IN CLOSETS, 2 VANITY SINKS, WALK-IN SHOWER
 OVERSIZED LAUNDRY • LARGE POOL & DECK AREA with KOI POND • HISTORIC CISTERN & WINDMILL



MAIN HOUSE - FLOOR PLAN

- 2,729 Sq.Ft.
- 3 BEDROOM / 2 BATHROOM
- 2 SCREEN PORCHES
ONE OFF THE MASTER
- 1 OPEN COVERED PORCH
- VAULTED CEILINGS





RED DOOR CABIN
 700 Sq.Ft. • 2 BED / 1 BATH
 200 Sq.Ft. COVERED PORCH
 BUILT IN 1940
 (FLOOR PLAN ON NEXT PAGE)

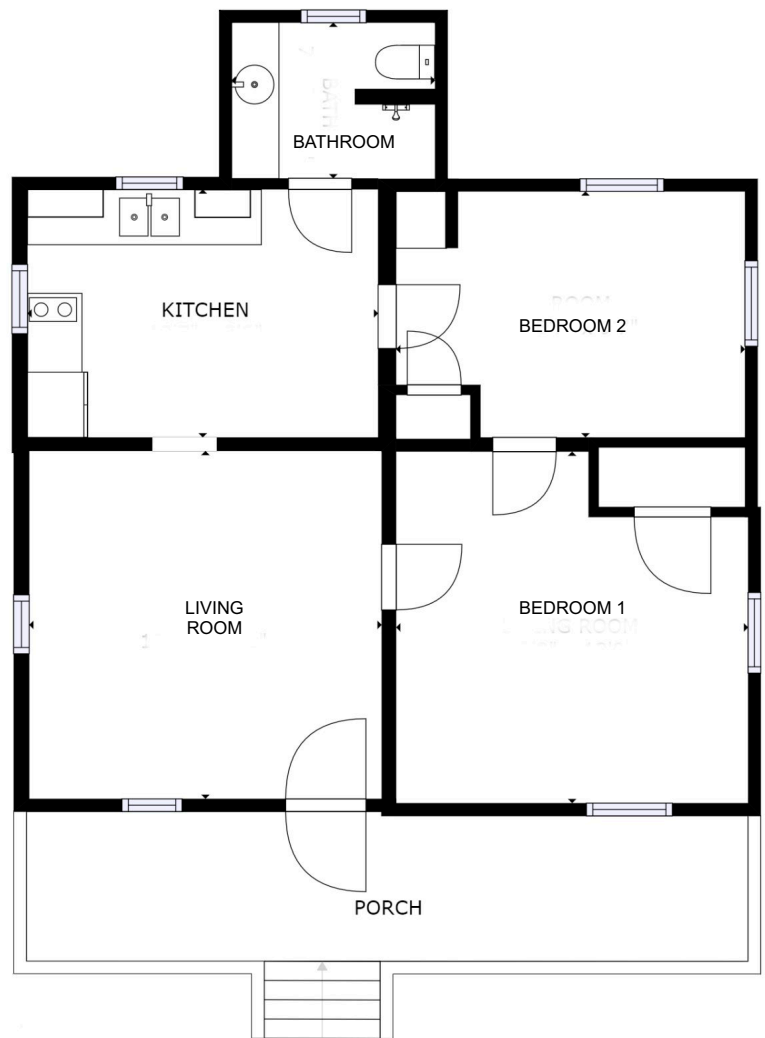
CANTINA CABIN
 568 Sq.Ft. • 1 BED / 1 BATH
 200 Sq.Ft. SCREEN PORCH
 BUILT IN 1920
 (FLOOR PLAN ON NEXT PAGE)



RED DOOR CABIN

FLOOR PLAN

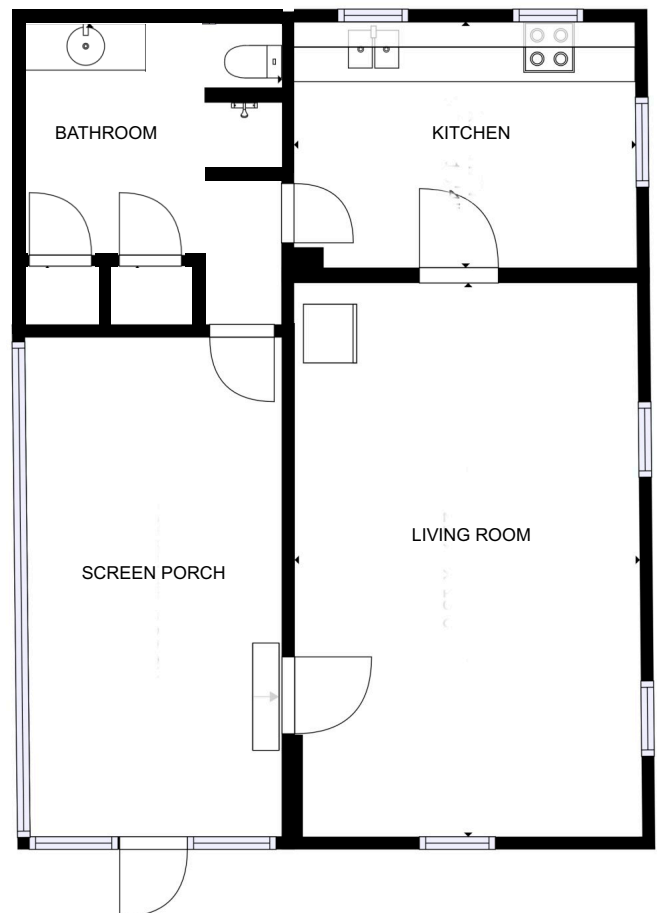
700 Sq.Ft. • 2 BED / 1 BATH
200 Sq.Ft. COVERED PORCH
BUILT IN 1940



CANTINA CABIN

FLOOR PLAN

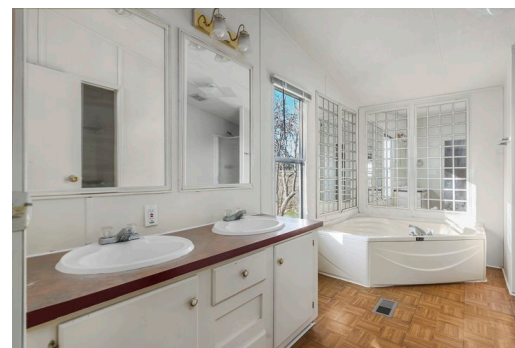
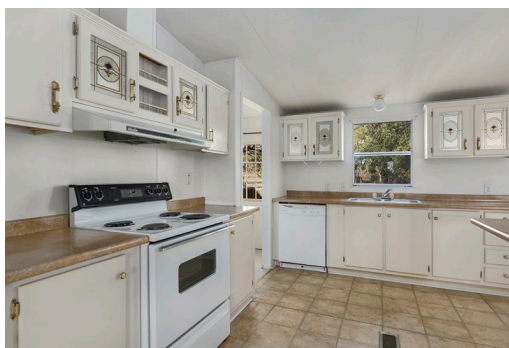
568 Sq.Ft. • 1 BED / 1 BATH
200 Sq.Ft. SCREEN PORCH
BUILT IN 1920



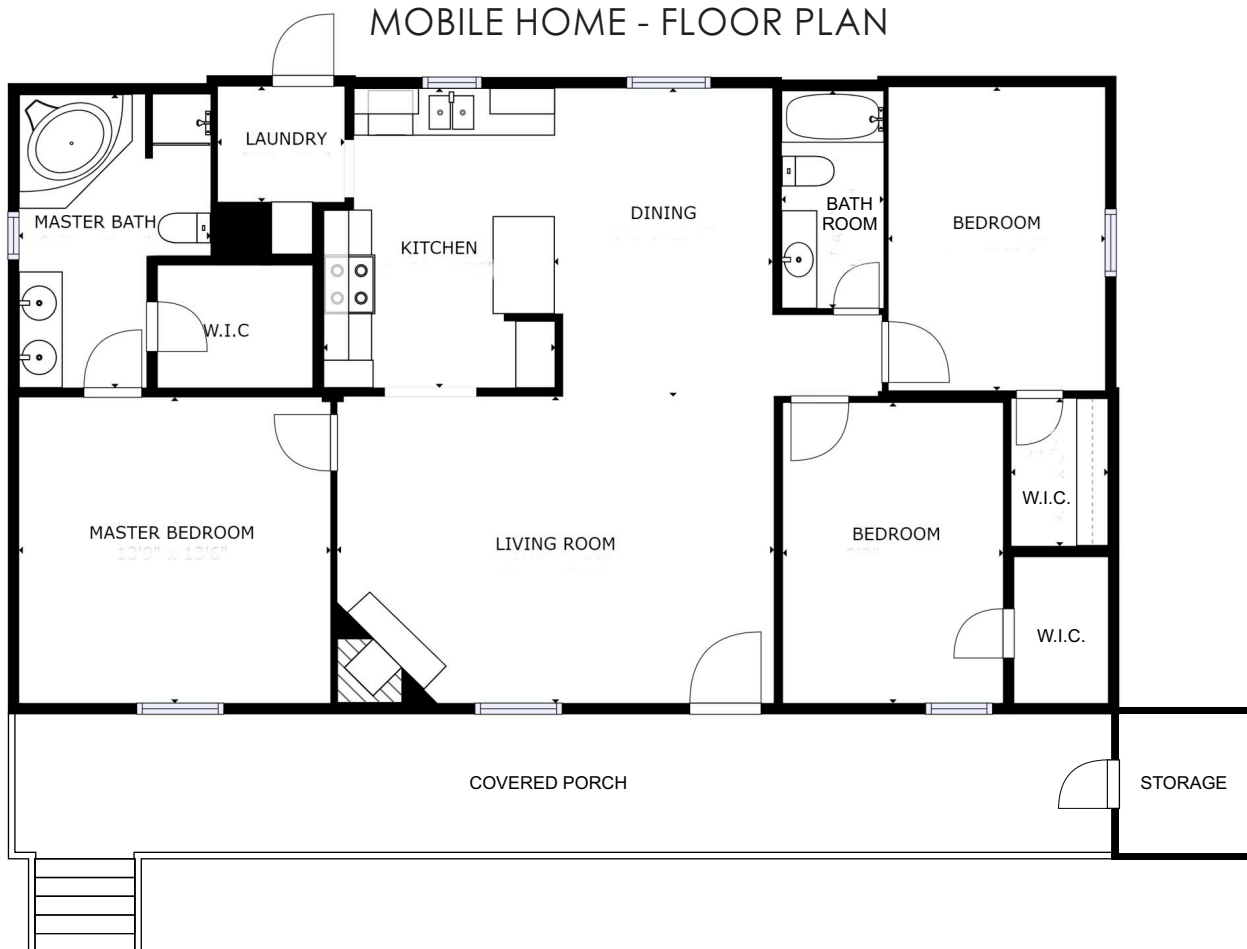


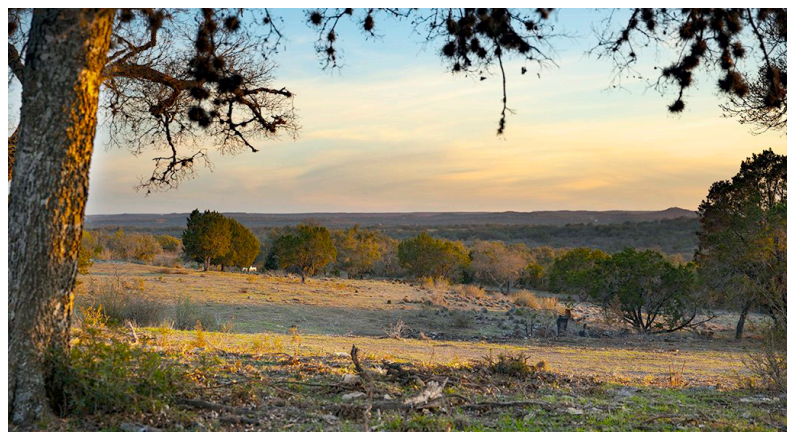
MOBILE HOME

1,344 Sq.Ft. • 3 BED / 2 BATH • LARGE FAMILY ROOM with FIREPLACE • LAMINATE WOOD FLOORS THROUGHOUT
 SPACIOUS MASTER SUITE with LARGE WALK-IN CLOSET • DOUBLE SINKS • SOAKING TUB & WALK-IN SHOWER
 OPEN KITCHEN with BAR SEATING • LOTS OF CABINET SPACE • LAUNDRY ROOM • LARGE COVERED PORCH



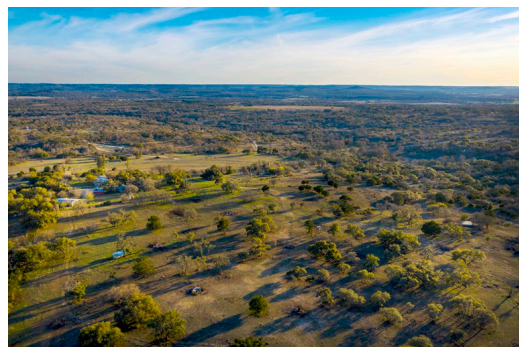
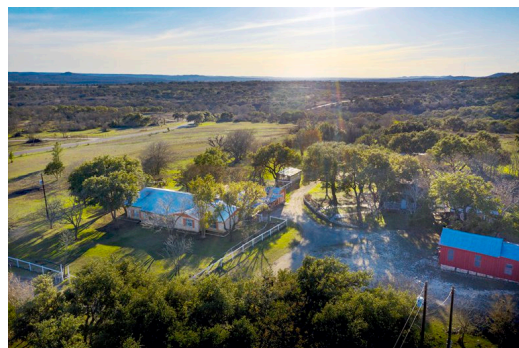
MOBILE HOME - FLOOR PLAN



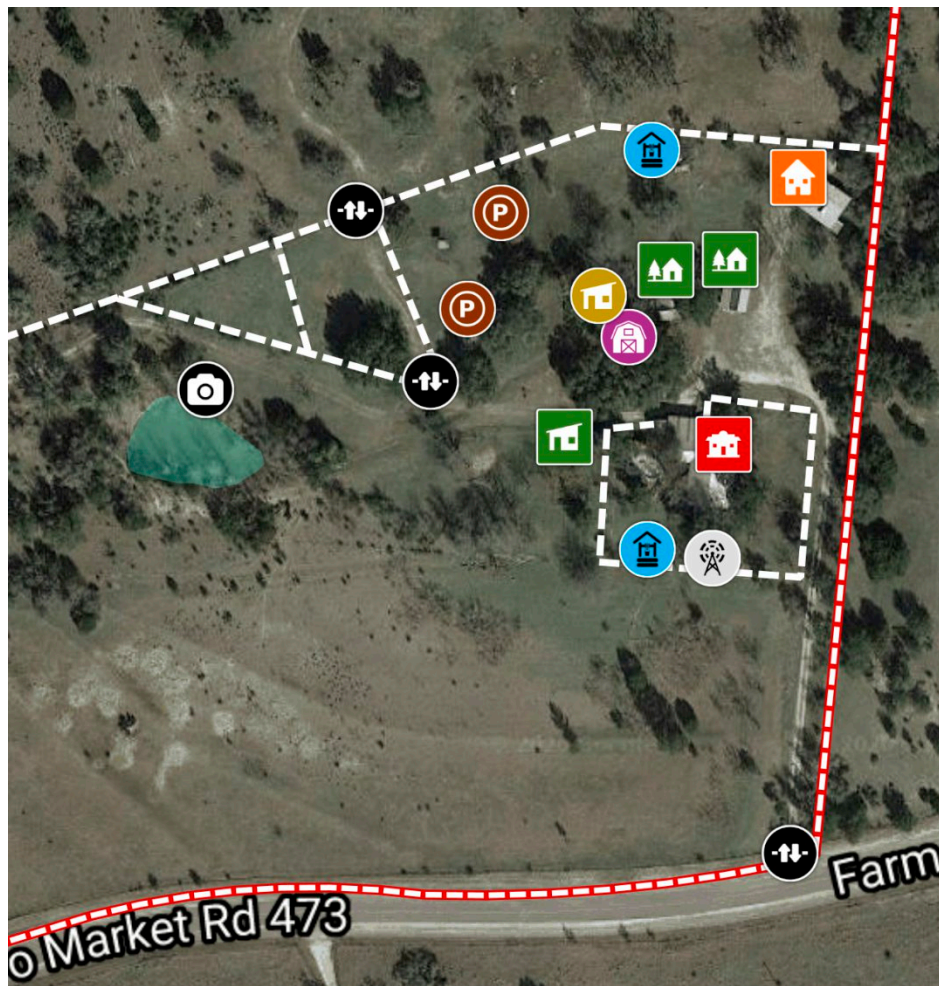


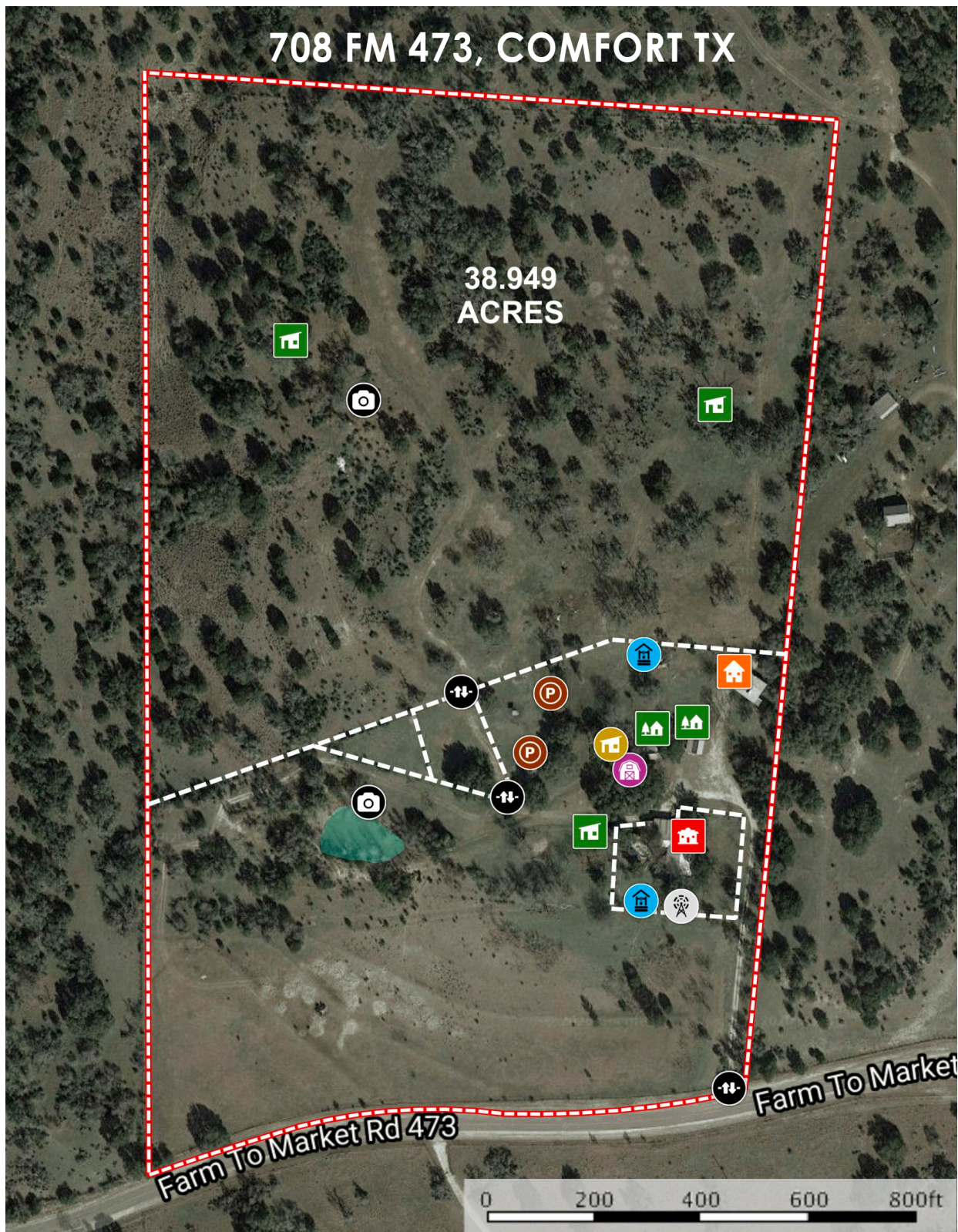
LAND & OUT-BUILDINGS

38.9 ACRES • UNRESTRICTED • LIVESTOCK AG. EXEMPTION • 2 WELLS - ONE with WINDMILL • 3 SEPTIC SYSTEMS
FISHING POND • PERIMETER FENCING • 2 STONE ANIMAL SHELTERS • 2 STORAGE SHEDS • CHICKEN COOP
GREENHOUSE • WORKSHOP • LARGE R.V SHED • NUMEROUS LOCATIONS WITH SCENIC VIEWS



LARGER MAP ON NEXT PAGE





CLICK map for online interactive aerial map.



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