

## Texas Ranch with MCM home for Sale

This **Central Texas Ranch** for sale sits on 53 stunning acres. The land has been meticulously upkept and has a **wildlife exemption**, keeping property taxes at a minimum. Known as "Twisted Oaks Ranch", this ranch truly lives up to its name with **Oak Trees** throughout the property along with **Spanish oak, native red buds, and elm trees**. This **hunting land for sale** offers **turkey, deer, and hogs**.

### Land for Sale in Texas with Creek

**Honey Creek** meanders down the West side of the property and across the North side. After you get through the **electric gate entrance**, there is a **90-foot bridge** to cross the **creek** to make your way up to the homes at the back of the property. This bridge is constructed from a flat railroad car and is truly a one of a kind and will ensure that you can always make it home, even when the creek is full. As you cross the bridge you will forget all about the outside world and be taken into your own secluded piece of Texas Land. The **all-weather road** will take you up and around to the **Main House** and **Guest House** which is surrounded by beautiful **Texas Style landscaping**. There is usually plenty of **wildlife** to see on the way to the house, the owner often spots a family of **turkeys** crossing the road.

The elevation on this property reaches 920 feet and the house sits at the highest point giving you a **breathtaking views** overlooking the land.

### Custom MCM Home for Sale

This **Country Home for Sale in Texas**, has **TWO MCM style homes** built on a hilltop. These **mid century modern homes** were built in 2015 and blend into the nature surrounding them. These **high-quality** constructed homes feature metal roofs, hardy plank, and rock on the exterior. The main home is fully **backed up with a generator**, making sure you are never without electricity. They have 2x6 thick foam insulation and high-end JELD-WEN windows. There is a **water meter** on the property, however, the houses are **served by a well** that is fitted with a water softener and filtration system. The homes are equipped with security lighting and a camera system, and they are wired for surround sound throughout.

Both homes offer open and airy living with **22-foot ceilings, LED lighting**, and large, picturesque windows that allow **natural light** in and highlight the **maple engineered wood floors**. Attention to detail while designing these homes was of upmost importance. The **delta water fixtures** have a lifetime guarantee. The showers are always hot with a **propane instant hot water heaters**.

The main home is 4 bedrooms, and 3 bathrooms and has a large den and 2<sup>nd</sup> living area. There is a custom **gas fireplace** that is an absolute showstopper and has a remote thermostat. The kitchen in the main home was designed with the purpose of hosting large gatherings. The natural light and views from the kitchen are impressive!

Chefs will love the **6-burner propane cooking stove, built-in double ovens and microwave set up**. Just off the kitchen is a pass-through butler kitchen that features a **commercial fridge and freezer, wine cooler, ice maker, washer and dryer area, sink, walk in pantry and storage area**.

The **outdoor living and entertaining area** is perfect for grilling or sitting around the fire pit and taking in the sunset at the end of the day. The owners often enjoy the valley view to the West and the horses that call the neighboring pasture home.

The Master Suites are just beyond the kitchen and connected to a beautiful large master bathroom. The Master Bath has an **oversized AirSoaking Tub** sitting just under a large window with secluded beautiful views and a **separate curb less walk in shower**. The closets are extra large and the set up of this master suite is perfect for an attached nursery, home office, or sitting room.

The bedrooms throughout the home are generously sized and offer large closets and of course, fantastic views and lots of natural light. There are even **heated toilet seats** throughout the home!

## **MCM Home with Guest House for Sale in Central Texas**

The guest home offers all the same attention to detail that the main house does. You'll find picturesque nature views from everywhere you stand in the house. Just outside the kitchen window is a bird watchers delight with **hummingbirds, red birds, blue birds**, and even a pair of **painted buntings** that visit the feeder! The cabinets in the kitchen are **shaker style** and the same maple engineered wood floors from the main house are throughout the guest home. The Master Suite offers a **curb less walk in shower**, separate office and **built-in desk and counter workspace**. There is a **loft** that is accessed with ship style steps that are truly unique.

## **One of Kind Ranch for Sale in Texas**

This Ranch also has a **three-bay garage** with a **separate insulated workshop** and storage area. There is lofted storage above the workshop. For all your equipment, there is a **three-sided equipment shed** just below the garage.

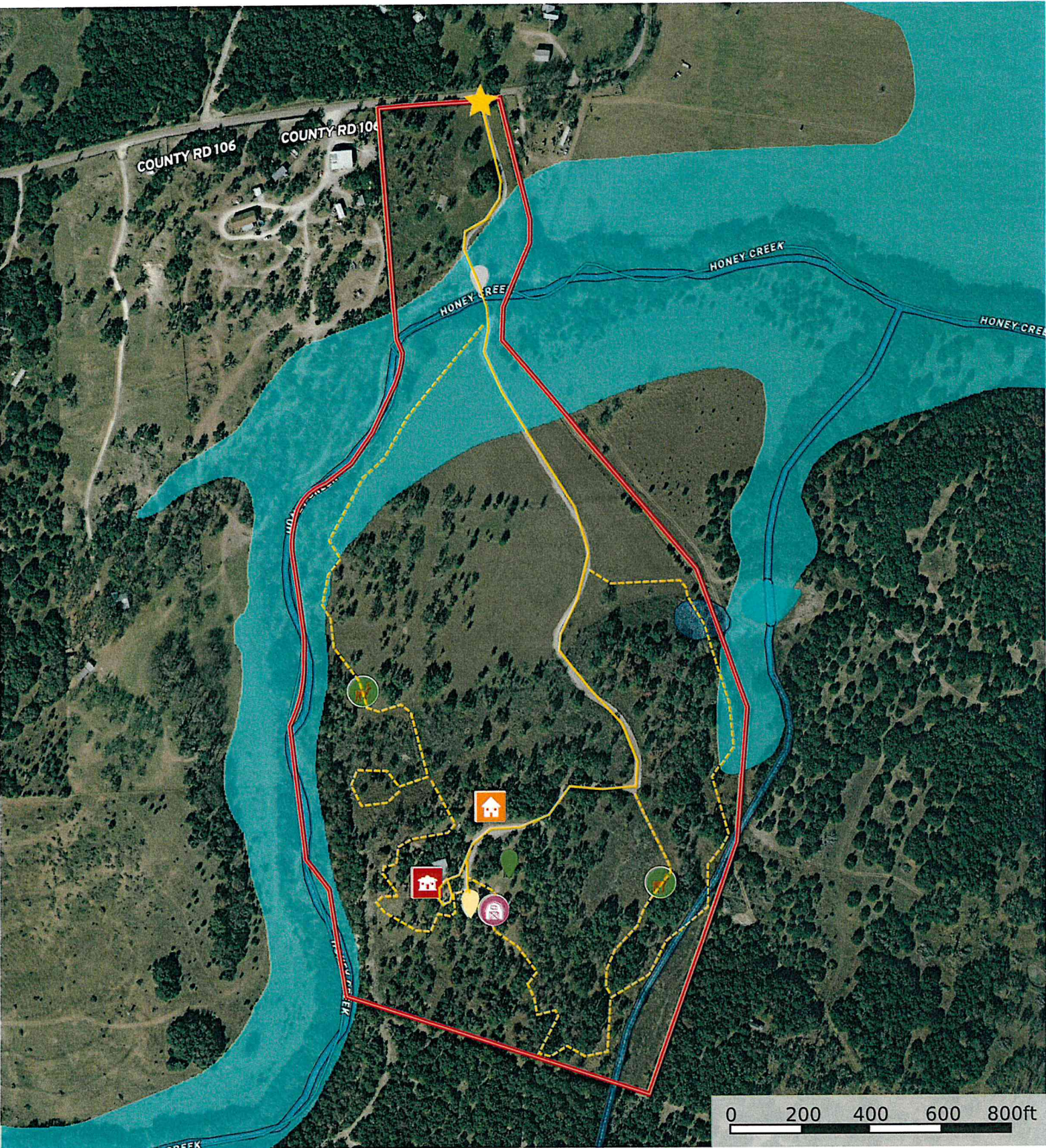
## **Secluded Acreage for Sale in Central Texas**

This acreage for sale in Texas is as secluded as it gets. It's located outside of **Gatesville, TX** in **Purmela, TX**, it's just a mere 20 minutes to the up-and-coming Gatesville downtown area, the newly remodeled **Coryell Memorial Hospital**, and two medical clinics. This property is just 50 miles from **Waco**, the home of the **Baylor Bears** and the **downtown Magnolia Market** and only 48 miles from **Temple**, which features a **Hub of Medical Care**. **Killeen** is only 47 miles away which home of the **Fort Hood Military Base**. Additionally, this property is just 33 miles from **McGregor**, home of **SpaceX**. This property is 75 miles from **Taylor, TX** where **Samsung Electronics** is building a new advanced chip plant.

It is under 100 miles from **Austin, TX** and near the **Texas Gigafactory for Tesla**.

## **Off the Grid Living in Texas**

This property offers the possibility of **off the grid living**. There is a **generator** in place to power the whole house and the home is serviced with **well water** with a **water filtration system**.





## Boundary 52.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ReF	Real-Rock outcrop complex, 12 to 40 percent slopes	16.53	31.19	0	9	7s
Bs	Bosque clay loam, 0 to 1 percent slopes, occasionally flooded	12.37	23.34	0	59	2w
DrC	Doss-Real complex, 1 to 8 percent slopes	12.2	23.02	0	23	6e
SeC	Seawillow clay loam, 3 to 5 percent	11.88	22.42	0	48	3e
TOTALS		52.99(*)	100%	-	32.64	4.71

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

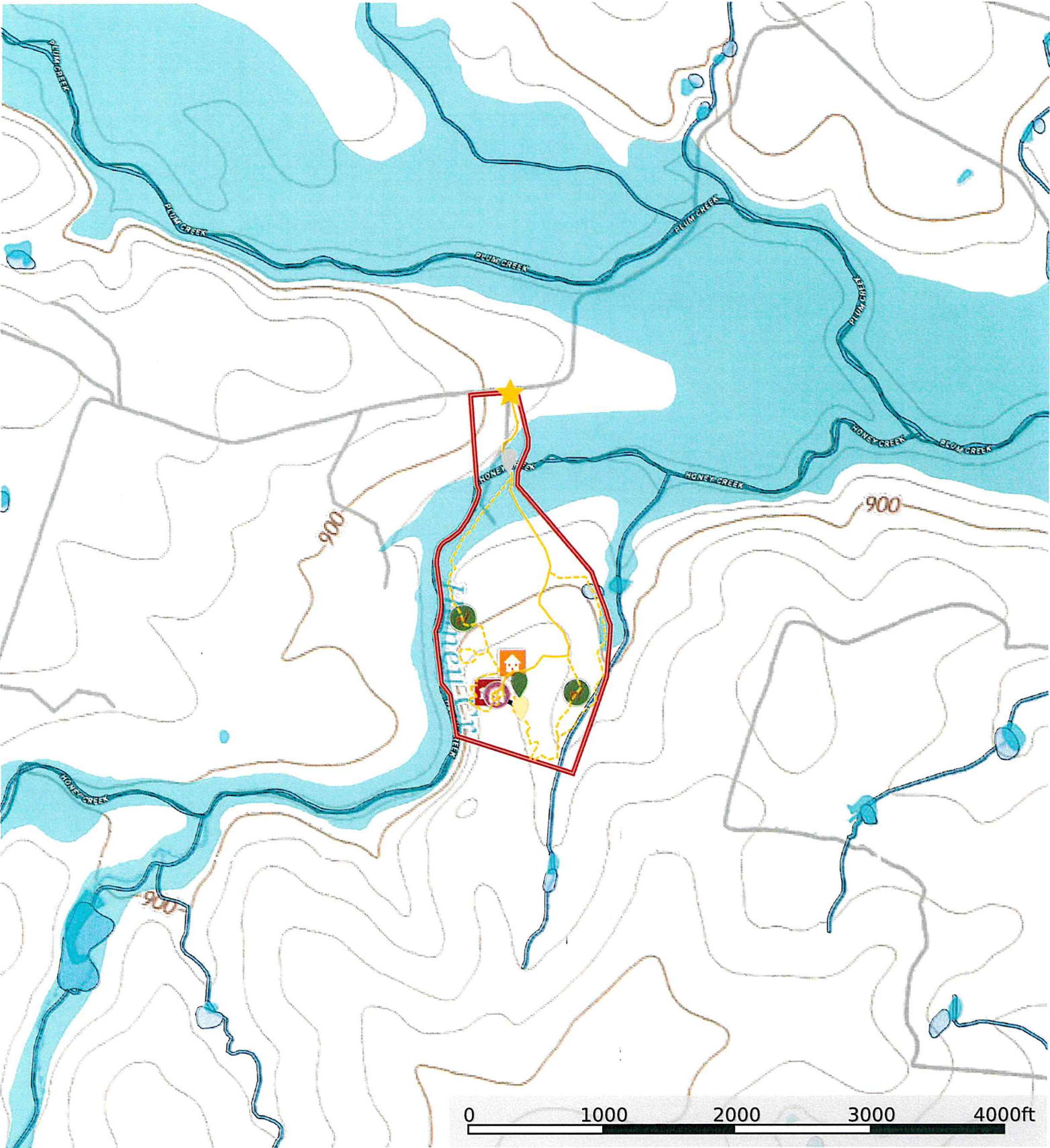
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Itin - 815 CR 106  
Coryell County, Texas, AC +/-



- |            |                     |                     |                            |         |                        |            |          |                      |              |
|------------|---------------------|---------------------|----------------------------|---------|------------------------|------------|----------|----------------------|--------------|
| ★ Entrance | Bridge              | Garden              | 3 Car Garage with Separate | Barn    | Guest House            | Main House | Feeder   | --- Road / Trail     | Primary Road |
| □ Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway                   | Special | Unmapped/ Not Included | Wetlands   | Riparian | Stream, Intermittent | River/Creek  |
| Water Body |                     |                     |                            |         |                        |            |          |                      |              |