

Oak Hills Ranch

178± acres | \$1,650,000 | Centerville, Texas | Leon County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Oak Hills Ranch

Property Description

The Oak Hills Ranch is located in Leon County approximately 7 miles east of Centerville, Texas. The property consists of 178± acres with the entire eastern boundary located on F.M. 811. The ranch has approximately 1,500 feet of frontage on F.M. 811 enabling the new buyer to locate his new entrance in multiple places along the front of the property.

The topography of the ranch has huge rolling hills all throughout the property. Huge Oak trees cover the ranch with large coastal fields scattered through the groves of trees. Currently, there are a few cattle on the property with the ability to have a much larger carrying capacity. Deer, hogs, and turkey also roam through the ranch making it a hunter's paradise. The pastures have been very well maintained and are in very good condition. A new large pond in the middle of the property along with an all-weather creek provides plenty of water to the livestock and game.

Location

Oak Hills Ranch is very centrally located just off I-45 halfway between Houston and Dallas. Crockett, Texas is about 30 miles to the east and Marquez, Texas is about 20 miles to the west. Houston and Dallas are both approximately 2 hours south and north respectively.



Improvements • Water

The property has no improvements other than the fences are in great condition. The ranch is considered to be well watered with a large pond located in the center of the property, an all-weather creek, and a co-op water line on F.M. 811.









Hunting • Recreation

The owner has never hunted the property so the deer and hog population is very good and healthy. Dove hunting and duck hunting on the pond should be good in season. The pond has been enlarged and is ready to be restocked with fish.







Remarks

This little ranch is a beautiful place and would make a great location for your dream home. It is very private but has great highway access. The grass is in great condition and hunting for your family should be good. If you are looking for a beautiful little ranch with great possibilities, you need to come take a look. A fully operational veterinary clinic, both small and large animals, will be opening soon right across the road to provide all your animal care needs.



Price

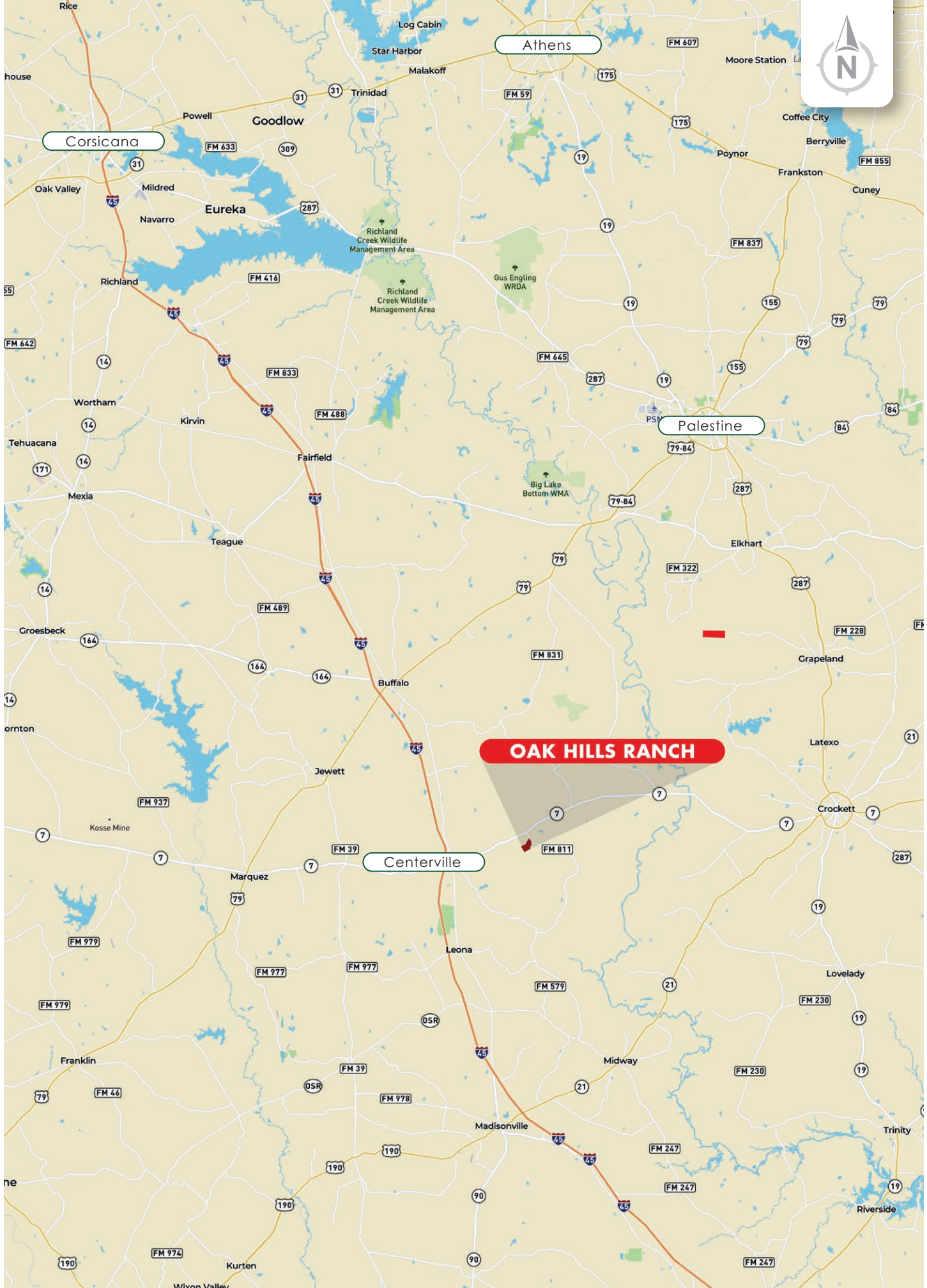
\$1,650,000 • \$9,270 per acre

Call Layne Walker at (214) 244.6484 for more information or to schedule a private showing.



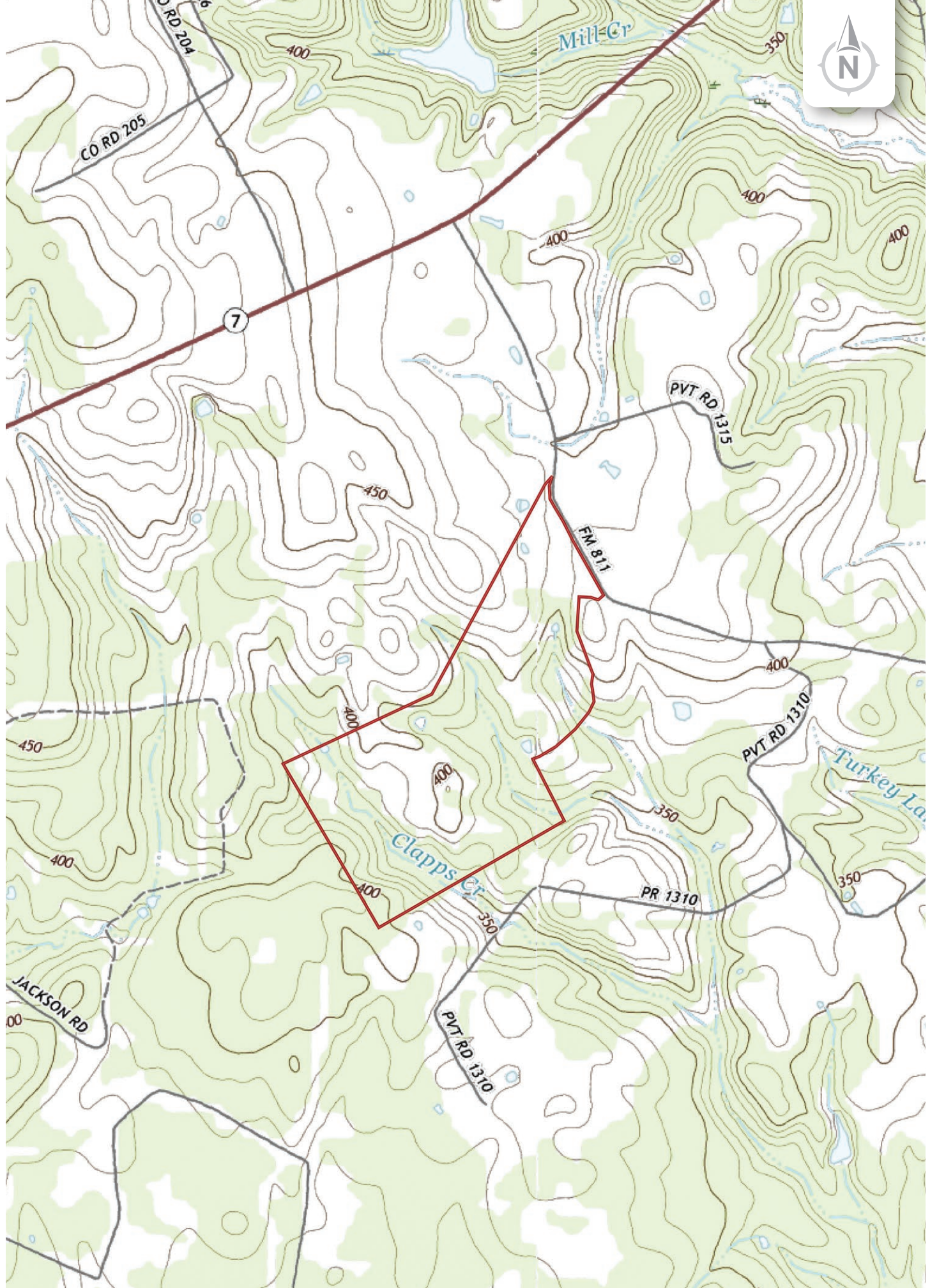








31.2748, -95.8772



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Scan QR Code for more details on the Oak Hills Ranch.

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YouTube

