



FARM & RANCH

ONE-OF-A-KIND, 16-ACRE PROPERTY

10001 Hutchinson Rd. – Tolar, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

WilliamTrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Welcome to a one-of-a-kind, 16-acre property that offers the perfect canvas to create your dream farm or ranch in an emerging development area. Sanctuary Oaks West is a large acreage community with 10 to 16+ acre lots. Electricity and high speed internet are available along with paved roads and a gated entrance. Surrounded by the serene beauty of mature Live Oak trees, this land exudes charm and offers the ideal setting for those seeking peace and privacy away from the hustle and bustle of everyday life. At the heart of this property is the original ranch house, offering classic character and an attached mother-in-law suite. The two living spaces are thoughtfully separated by two spacious 2-car garages, providing the ultimate flexibility and privacy. The home, brimming with potential, is ready for renovation, allowing you to design and customize the space to your unique taste. Its generous floor plan and ample storage provide endless opportunities for transformation, making it the perfect place to create a home that suits your lifestyle. The land itself features rich, fertile sandy loam soil—ideal for farming, gardening, or livestock. In addition to the home, you'll find a massive workshop that's perfect for hobbies, equipment storage, or tackling any project you desire. The property also boasts abundant covered parking, providing ample space for vehicles, RVs, trailers, or other recreational equipment. For those with bigger ambitions, additional acreage is available, giving you the opportunity to expand the property to suit your needs. Whether you're planning for more farming space, an equestrian setup, or just room to roam, this property offers unmatched flexibility and potential for growth. This is a rare opportunity to own a piece of land that offers both tranquility and versatility—perfect for creating the rural retreat or working farm you've always dreamed of. Don't miss your chance to explore all that this incredible property has to offer.

LOCATION

CITY	Tolar
County	Hood
Schools	Tolar ISD
Driving Directions	From 377 turn on Rock Church Highway. Left on Hutchinson Rd. Turn right to the property. GPS friendly.

OFFER SUMMARY

List Price	\$895,000
Lot Size	16.23 acres
Utilities	Septic, Well

HIGHLIGHTS

3,639 SF 4 BEDS 3 BATHS	MASSIVE WORKSHOP
ATTACHED MOTHER IN LAW SUITE	ABUNDANT COVERED PARKING
RICH, FERTILE SANDY LOAM SOIL	ADDITIONAL ACREAGE AVAILABLE

LISTING PRESENTED BY:



STEPHEN REICH
817-597-8884
stephen.reich@williamstrew.com



TAMMY ROKUS
817-694-8019
tammy.rokus@williamstrew.com



PROPERTY WEBSITE LINK:
stephenreichgroup.com/20776439



PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



WilliamsTrew 
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

VIRTUALLY REMODELED PHOTOS



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



WilliamsTrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

PROPERTY PHOTOS

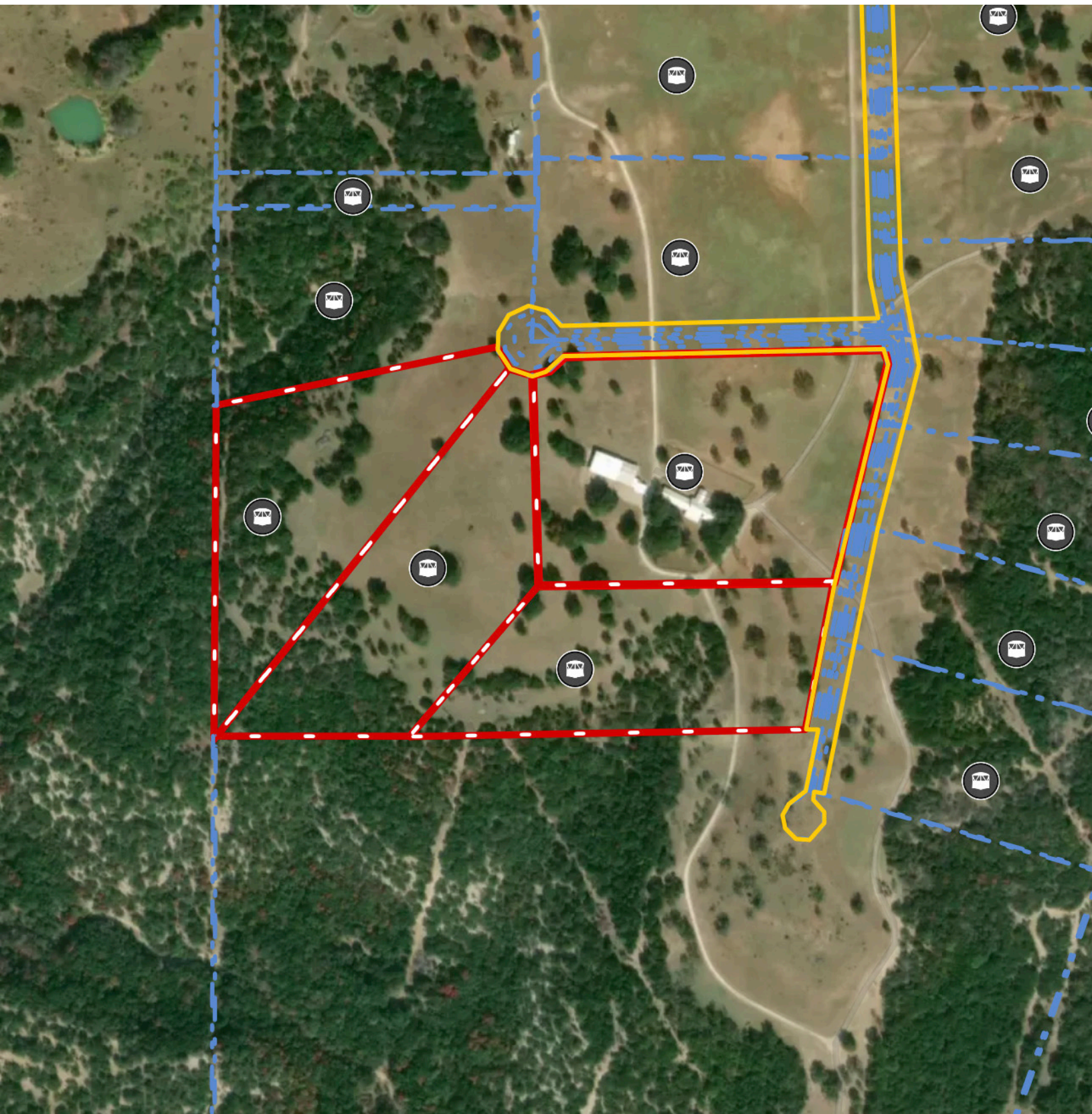


STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



WilliamsTrew 
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

AERIAL MAP

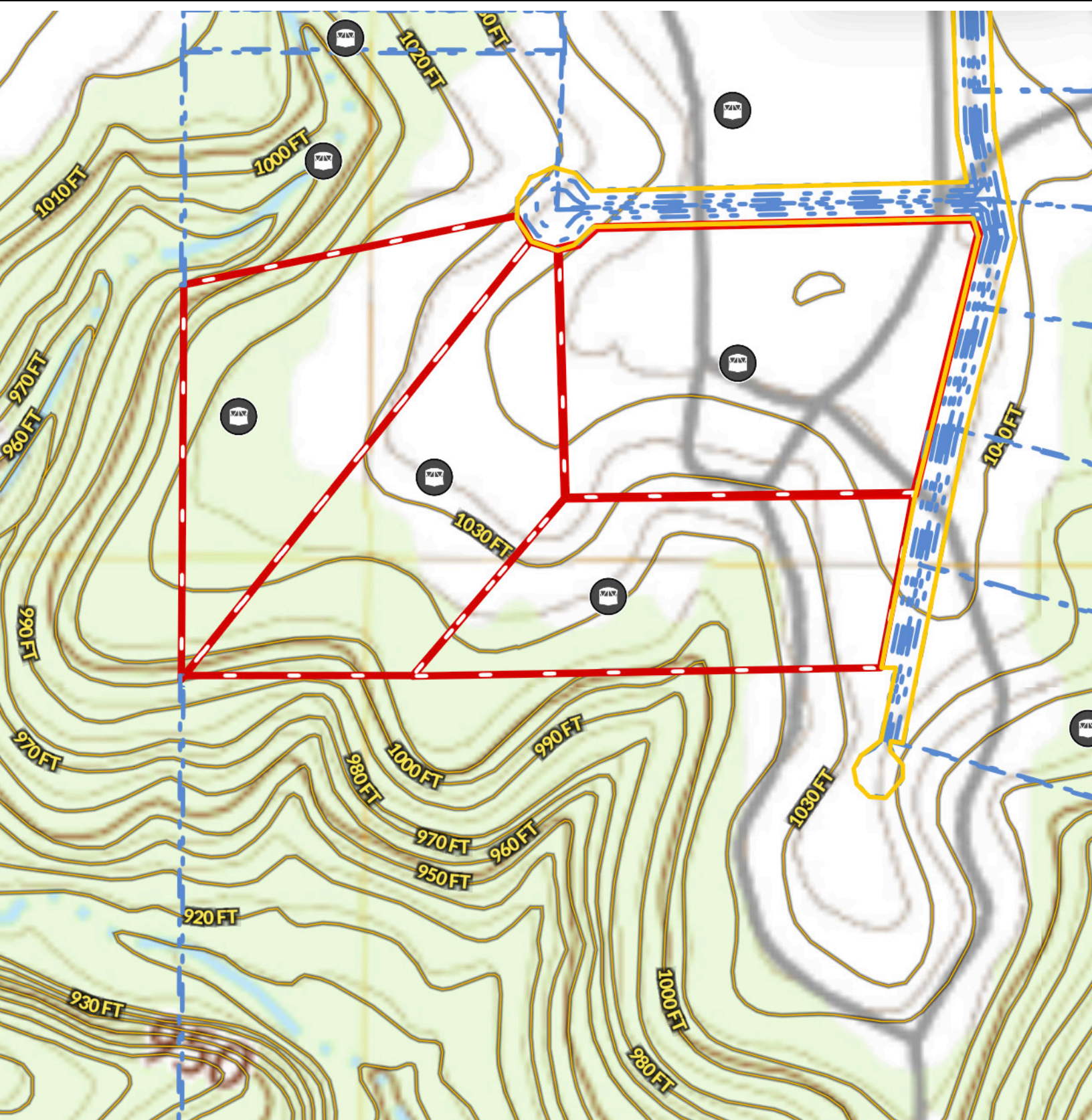


STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



WilliamsTrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

CONTOUR LINES & FLOODPLAIN



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019

