

Sander Ranch & Investment Property Information

Below you will find the details of each property as well as the updates and other good property information.

After purchasing the property, they started the renovations. They converted the horse barn into what was Bowles Creek Store and served sandwiches and offer gifts to purchase. There was an upstairs in the store filled with clothing and dressing rooms to try on before you buy while downstairs they had "stalls" with different gift items perfect for birthdays, Christmas gifts or just because. While waiting on your lunch you can shop at the store. They offer indoor seating or outdoor seating on the patio and a view of the hay meadows.

The property is a total of 112 acres and includes the main house, the middle guest house and the Pratt house all at the back of the property overlooking the land. Up front you have the rental home, the 2 Airbnbs, the store as well as the 3 barns and a 9 spot full service RV park.

All homes have their own electric meter.

There are 2 water wells on the property but only one is being used. The well being used is 1000 ft. deep and the pump is at 500ft. The unused well is hooked up but never been used.

All homes have been remodeled in the last 5 years with the exception of the Pratt home and it is new, being built in 2021.

The property yields between 600-800 bales of hay per year depending on the rain and there is roughly 86 acres of land that can be bailed.

They have had new field fence built all the way around the property which is great for livestock but even better that it keeps the hogs out.

The A/C units are new. Two are less than 5 years old and the other is less than a year.

There are two, on demand tankless propane water heaters less than 3.5 years old and 1 electric water heater available but currently not being used. It's an extra if needed.

The pond by the Pratt home has never dried up since they've owned the property even in the dry summer months. It's gotten low but not dried up.

The pond in the middle of the property is full when it rains but does dry out in the summer months.

The pond by the hwy has also never dried up and has fish in it.

The backup generator runs all three homes at the back of the property and off the propane tank. The main house, middle house, pratt home, all 3 barns, the rental house and the Airbnbs all just got new roofs July 2023.

Main House

5 bedrooms
5.5 bathroom
5500 SF
Built 1974

Every bedroom has its own bathroom and there is a half bath downstairs for guests.

Upstairs you have 3 bedrooms and 3 bathrooms as well as a small office room that could also be a craft room, sewing room or gaming room.

Downstairs you have the master bedroom and bathroom, the larger office with bookshelves and a guest bedroom with bathroom.

Downstairs off the foyer area is a study/library area with Fireplace that is double sided to the breakfast area as well.

There is a large front living room open to the dining area that leads into the den/game room.

The bar area is also in this room. It is large and runs the width of the house from front to back with double doors in the front and back. Back doors open to the pool.

The mud room is off the den and has a sink and leads to the 4 car garage.

The hallway from the den leads to the kitchen. There is a door from the kitchen that goes outside to the sunroom. You can also access the sunroom from the study/library sitting area.

The master bathroom was completely remodeled in 2022

The exterior of the house was completely remodeled including new windows and doors, and new hardy board siding as well as painted and new cedar post giving the house an entirely new look.

There are yard sprinklers for the main house.

The main house and the Pratt home share the same septic system.

Middle Guest House

3 bedroom

2 bath

1206 SF

Completely remodeled with new open concept floor plan, vinyl plank flooring, newer windows, new appliances.

Pratt Home

The seller is reserving the right to sell this one separately if they have the opportunity, otherwise it will go with the whole property.

3 bedroom

2 bath

1989 SF

Built 2021

Open floor plan

Vinyl plank flooring

Master bedroom split

Rental House Near Hwy

10864 W Hwy 64

Overton, TX 75684

2 bedroom

1 bath

988 SF

Remodeled with new flooring, fresh paint, and updated kitchen. The storage building out front has the washer and dryer in it. It has its own electric meter and septic. Currently rents (discounted) for \$900 month and the lease is up January 2024. The driveway is shared with the two airbnbs.

2 Airbnbs

399 SF

1 bedroom

1 bathroom

Utility closet with washer & dryer

Living room with sleeper sofa

Loft

Porch with a view

These two units are identical and currently rent for \$1100 monthly but will also rent for shorter terms as well through the Airbnb website.

They share an electric meter. They also share a water meter with the Bowles Creek store, rental house and 9 RV spots.

They share a septic with each other as well.

RV Spots

Just in time for the fall and cooler weather the 9 RV spots are finished. Perfect for RVers to come and enjoy the view and take a break from city life. These spots are full hookups (30 or 50 amp) and have a separate electric meter from the rest of the property.