

# Crooked Creek Ranch

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40± acres | \$1,750,000 | Centerville, Texas | Leon County

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*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Crooked Creek Ranch

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Crooked Creek Ranch is located a few miles east of Centerville, Texas off Highway 7 on F.M. 811. The 40± acre property with custom home, pond, 40 stall horse barn and covered arena is centrally located about halfway between Dallas/Ft. Worth and Houston off I-45. The property is beautifully improved with pipe fencing throughout and improved roads circling the entire ranch. There are several entrance options off F.M. 811 with approximately 500 feet of frontage on the highway.

The property is surrounded by beautiful coastal pastures with huge trees as you approach the custom home at the back of the huge yard is completely fenced with pipe fencing and contains a large pond with a pergola and dock. The home has 4 bedrooms and 4 baths along with a custom kitchen, small office and large living spaces. The home is also equipped with Generac generator, hot tub with gas fire pit and views of the coastal pastures.

Located a short distance from the house is the enclosed horse barn with 40 stalls, tack room, wash area and plenty of storage. The covered and lighted arena is located next door with a covered, lighted Priefert horse walker by its side.

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## Equestrian Improvements

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The improvements on the ranch are in excellent condition and ready for the new owner to move in and start using.

List of all the improvements and descriptions:

- Horse Barn (1)
    - 15,000 sq. ft. (Pipe and Steel w/ metal roof)
    - 40 stalls with fans, water, and lights
    - 100' x 150' w/roll-up doors on all sides
  - Covered Arena (1)
    - 150' x 156' (23,400 sq. ft.)
    - Steel w/ metal roof
  - 1 Priefert Covered Horse Walkers near Barn
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## Owners Home

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4,000 sq. ft., 4 bedroom, 4 baths WBFP Gourmet kitchen

Generac Generator, 924 sq. ft. Carport, 1400 sq. ft of porches

Zoned central air and heat, Lake Pier & Arbor, Cook area

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## Water • Minerals

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The ranch is considered to be well watered. There are two (2) large water wells below the main house that are approximately 600+ feet deep supplying water to the home and all improvements. City water is also available.

The owner believes they own NO minerals, but any owned minerals will be conveyed.

## Price

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\$1,750,000

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## Remarks

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Crooked Creek Ranch is a ready-to-go horse facility with a fantastic custom home. It is centrally located to most of the large cities in Texas with easy access to I-45. If you are looking for a ranch that needs nothing but livestock to get started with a beautiful place to live, you need to come take a look.

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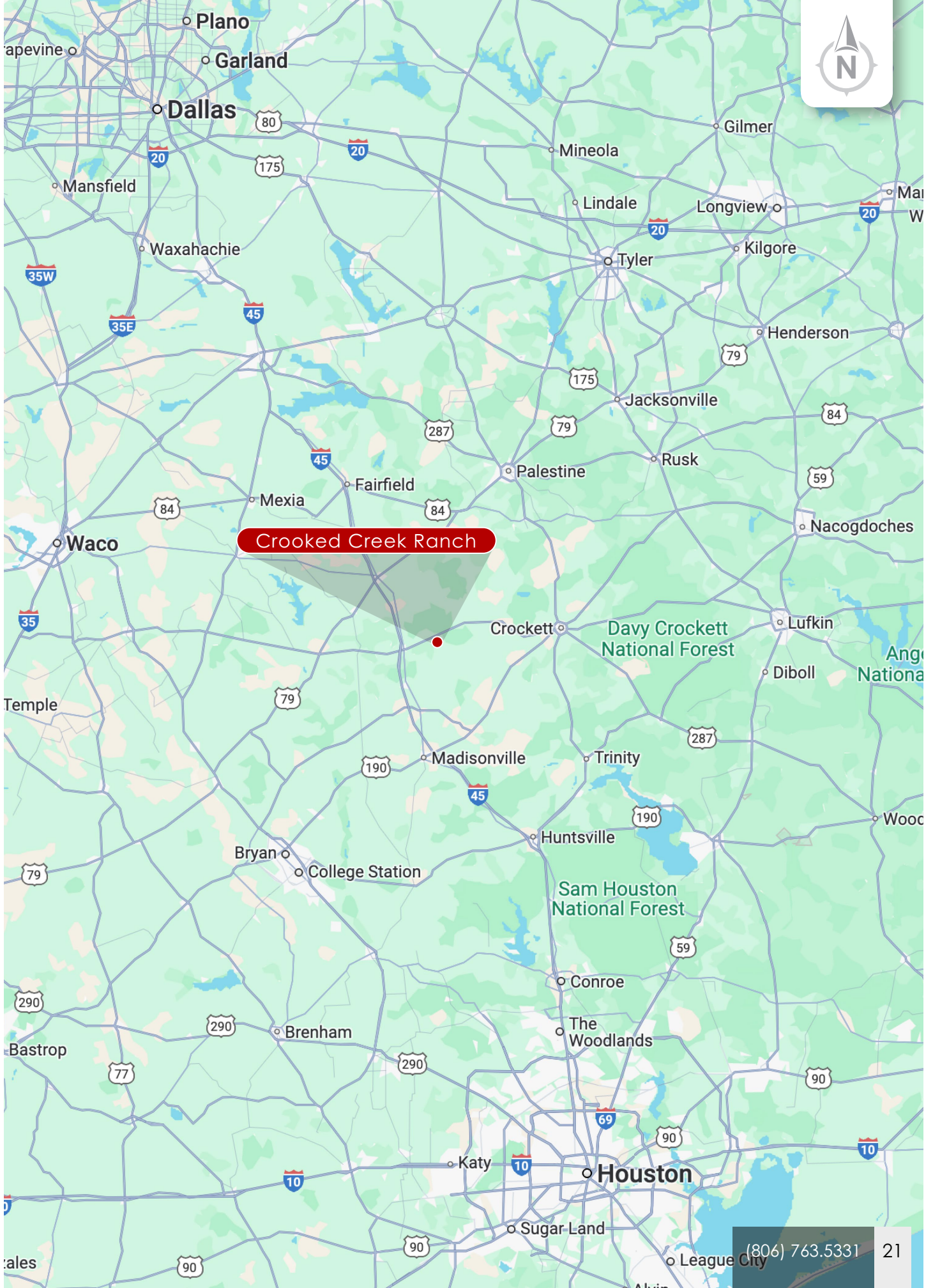
Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.





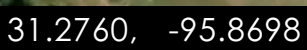






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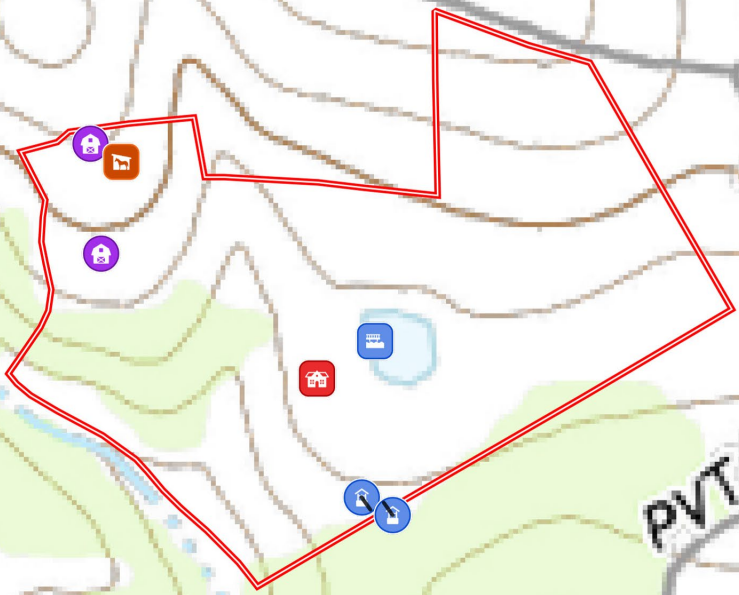








FM 811



400

PVT RD 1310

350

PR 1310



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