



For Sale on Market

\$3,325,000

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: na
Property Type: Country Homes/Acreage - Free Standi
Bedrooms: 6
Baths: 3 Full
Stories: 1
Style: Traditional
Year Built: 2011
Building Sqft: 4,985 / Seller
Lotsize: 7,964,080 / Appraisal District
Market Area: Normangee/Marquez Area
MLS# / Area: 29146462 / 63

1594 FM 1147, MARQUEZ, TX 77865

6 BEDS, 3 FULL BATH(S)

Once in a lifetime! High Fence Ranch with TWO brick homes on 182.83 acres +/- conveniently located in the Old Bowling not far from I-45 and Centerville, Texas. Meander up the winding driveway and soak up the gorgeous rolling landscape. The main home is a 6/3 and the second home is 4/2. Main home has an inground pool and hot tub. Both of these homes are being sold furnished with many custom features and amenities. There are 5 ponds, the largest is stocked with bass and crappie. Near the main house there's also a massive 50' x 125' shop with 17' overhangs down the length of each side for all your ranch accessories. In addition, there is an insulated 30' x 40' shop on slab, with electricity, water, water heater and 2 10'x10' roll up doors. This ranch has exotic deer which will also convey with the property. The VIEWS cannot be beat! What are you waiting for?!



**Get in touch
Brenda Thomas**

(903) 626-6677

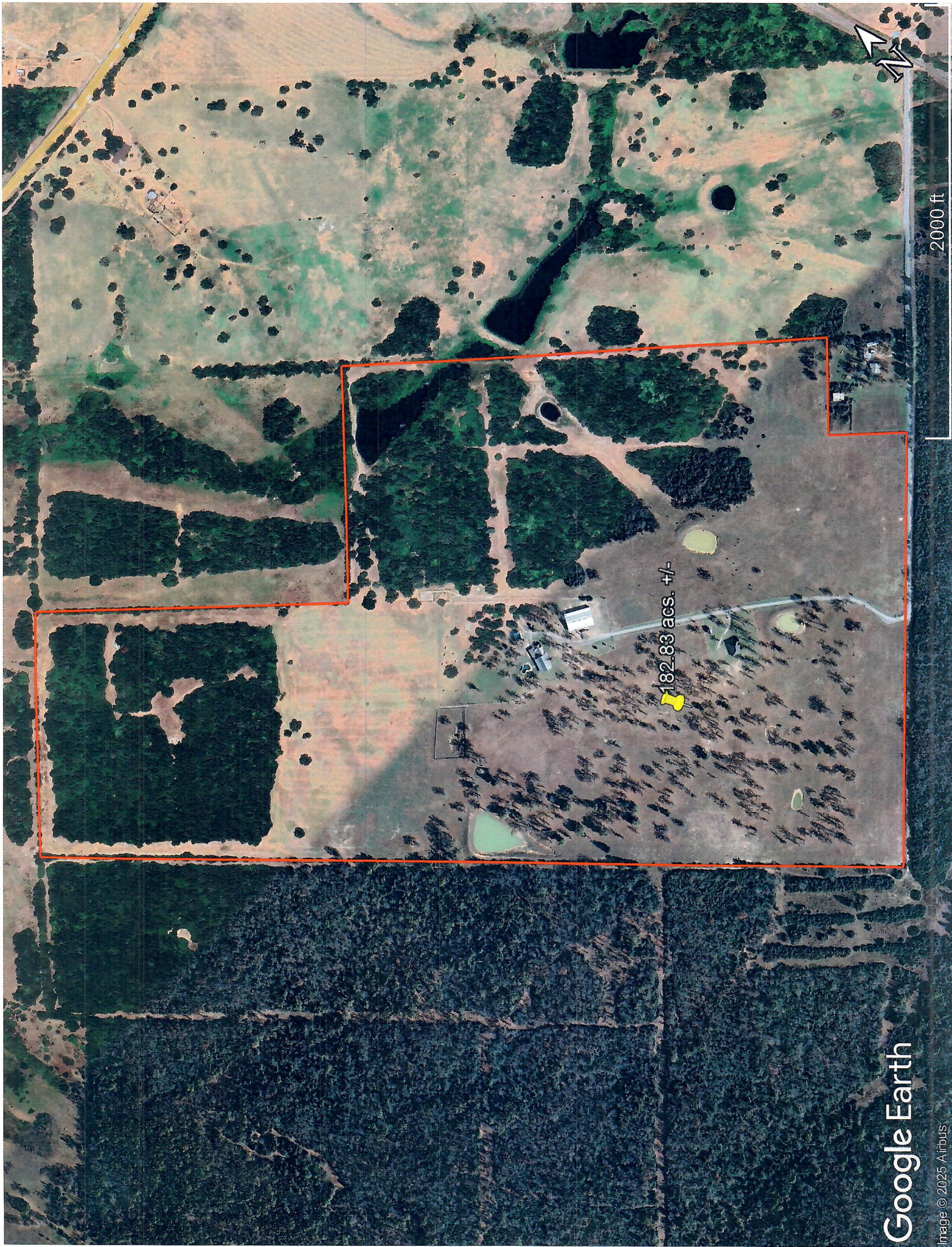


Red Barn Realty

(903) 626-6677

1594 Fm 1147, Marquez, TX 77865

Visit <https://www.har.com/29146462> for more information



2000 ft

182.83 acs. +/-

Google Earth

Image © 2025 Airbus

MAIN HOUSE

RED BARN REALTY
P. O. BOX 355
JEWETT, TX 75846
(903) 626-6677

PROPERTY DATA SHEET

ACREAGE: 182.83 +/- acres Lot _____
PRICE: ~~\$3,500,000~~ Terms, Cash or New Loan
MINERALS: Seller agrees to convey none owned % of the oil & gas minerals.
Seller agrees to convey none % of the other minerals.
Reserved by All of Record
prior owners all of record

Subject property () is () is not presently under an oil and gas lease.
Subject property () is () is not presently under a coal and lignite lease.

ACCESS: Subject property has ingress & egress via:
(x) Public road, FM 1146 together with 2 road easements
() Deed easement _____ wide
() Subject property is land locked, no deeded easement.
(x) A. Title policy issued by Guaranty Title Company
() B. The Trustee on any Seller
Financed Note shall be _____

SURVEY: () A. No survey is required
() B. Seller shall furnish to Buyer Seller's existing survey of the property dated _____, 19x
() C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within _____ days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of () Seller () Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.
() D. Surveyor

WATER: () Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.
() All transfer fees will be paid by the buyer.

LAND TYPE: (x) Pasture _____ % +/-
(X) Wooded _____ % +/-
High Fenced () Creeks _____ (X) Lakes Ponds-5
() Soil _____

IMPROVEMENTS: Land presently used for: (X) Residential (X) Ranching
() Crop Farming () Recreation/Hunting
() Home () Mobile Home
() Home () Double Wide Mobile Home

Approx. heated/cooled sq. ft. 4985 +/-, outside dimensions
Total Rooms _____ Living Room Size _____ Total Baths 3
Total Bedrooms 6 #1 Size 15'6"X21' #2 Size 16'X15' #3 Size 10'3"X17'
#4 10'X11' #5 14'X9' #6 14'X9'

(X) Air Cond.	(X) Dining	(X) Brick
(X) Heat	(X) Breakfast	() Frame
(X) Water	(X) Living Room	(X) Slab
(X) Electricity	(X) Kitchen	() Pier & Beam
() Telephone	(X) Fireplace gas	(X) Barns
() City Gas	() Garage	() Sheds
(X) Propane	(X) Carport 1 car attached	() Corrals
() Sewer	(X) Utility Room	() Other
() Septic Tank	() Other	() Other

SCHOOL DISTRICT: Leon ISD TOTAL for 2 houses and 182.83 ac
\$ 16,711.26

TAXES: multiple accounts
Note:

County \$ _____ School \$ _____ City \$ _____

All information furnished concerning this property has been obtained from sources deemed reliable, and is believed to be correct, but no responsibility is assumed therefore; and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.