

# \$3,995,000 - 19000 Nw County Road 3190, Dawson

MLS® #1692500

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## \$3,995,000

3 Bedroom, 4.00 Bathroom, 4,200 sqft  
Farms and Ranches on 334.45 Acres

N/A, Dawson, TX

336-acre Waterfall Ranch is a picturesque property located halfway between Hillsboro and Corsicana, just 40 minutes northeast of Waco, and an easy hour and 15 minute drive south of Dallas. This abundant oasis features income-producing pastures, rolling hills, a variety of stately mature trees, and 8+ ponds, making it an ideal habitat for a variety of wildlife and livestock. Waterfall Ranch also boasts a relaxing, spacious, and welcoming 4200 sq ft home overlooking a generously stocked 3-acre lake perfect for fishing and making memories with the ones you love. The home provides plenty of storage, a theater room, safe room or wine cellar, craft room, sun room, and en suites for all bedrooms. Relax and enjoy your morning coffee from the patio that overlooks your private lake. To fish or not to fish, that is the question! The property is cross fenced and complete with a 40ft x 50ft insulated, AC, electrical serviced shop for all your project needs as well as a full-metal construction 50ft x 200ft equipment and hay barn. With RV hookups, an abundance of wildlife including whitetail deer, turkey, ducks, and passing doves, this property is an exceptional opportunity for those seeking a ranch with premier recreational, hunting, and livestock features, as well as potential for expansion of round bail or other pasture production. Only minutes from higher-density development, this land provides a great investment and potential for subdivision with proven comps of \$12-14k/acre for 5-7 acre



lots. The ranch's prime location, abundant water elements, and ready-to-work improvements make it a wise long-term hold and ideal place to gather with family and friends for endless outdoor adventures away from the city. They say you can't have it all, but Waterfall Ranch proves you can!

Built in 2001

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1692500
List Price	\$3,995,000
Sale Price	\$3,704,030
Sale Date	May 3rd, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,200
Acres	334.45
Year Built	2001
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

### Community Information

Address	19000 Nw County Road 3190
Subdivision	N/A
City	Dawson
County	Navarro
State	TX
Zip Code	76639

### Amenities

Utilities	Electricity, Water
Is Waterfront	Yes

### Exterior

Exterior Features	Barn, Garage, House, Other - See Remarks, Workshop
Lot Description	Raw Land, Pasture, Ag Exempt, Mature Trees (ext feat), Secluded, Waterfront
Construction	Brick/Stone

**School Information**

District	CALL DISTRICT ISD
Elementary	Call District
Middle	Call District
High	Call District