

# \$1,099,000 - 2413 Cr 408, El Campo

MLS® #1720791

---

## \$1,099,000

2 Bedroom, 2.00 Bathroom, 1,440 sqft  
Farms and Ranches on 119.60 Acres

N/A, El Campo, TX

Discover the blend of country living and modern comfort in this 2-bedroom, 2-bathroom farmhouse, nestled on a 119-acre property in Wharton County, Texas. Thoughtfully remodeled, this charming home provides a retreat for those seeking a rural lifestyle.

House Features: 1440sq ft house with two spacious bedrooms, including an inviting master suite Two modern bathrooms An office space for work or study Hardwood floors throughout A bright and welcoming kitchen Screened-in back porch for relaxation Wooden deck surrounds three sides of the house Hardy plank siding Built in 1945 and recently remodel, including a new roof, energy-efficient windows, septic system, and A/C unit Concrete driveway leading to the house and barn Barn/Workshop Features: An expansive 80x75 barn/workshop (per owner) Overhead doors on all four sides for easy access One roll-up door on the lean-to Electrical plug for RV hookup Concrete floors for versatility and durability Property

Highlights: The Tres Palacios River borders part of the west boundary, offering a water source for wildlife Two domestic water wells The majority of the land is covered in grass, making it ideal for cattle grazing or dove hunting. Natural cover on the property attracts larger game such as wild hogs and whitetail deer. Modest cattle pens are available, adding to the property's functionality. Convenient Location: Located just 70 miles southwest of downtown Houston, this property offers a



peaceful escape from the city while providing easy access to its amenities and attractions. Whether you're dreaming of a serene homestead, a hunting retreat, or a cattle ranch, this property could get you one step closer. Discover the potential of this El Campo estate in Wharton County.

Built in 1945

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1720791
List Price	\$1,099,000
Sale Price	\$1,000,000
Sale Date	April 1st, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	119.60
Year Built	1945
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

### Community Information

Address	2413 Cr 408
Subdivision	N/A
City	El Campo
County	Wharton
State	TX
Zip Code	77437

### Amenities

Utilities	Electricity
Is Waterfront	Yes

### Exterior

Exterior Features	Barn, Cross Fenced, Exterior Lighting, Fenced, House, River, Security System
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Mature Trees (ext feat), Partially Wooded, Pasture, Waterfront
Construction	Frame

### **School Information**

District	El Campo ISD
Elementary	Call District
Middle	Call District
High	Call District