

# **\$6,950,000 - 2205 Cr 178, Evant**

MLS® #3726286

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## **\$6,950,000**

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 542.00 Acres

none, Evant, TX

The Lazy Acres Ranch is one of the most beautiful and well-kept ranches in all of the Texas Hill Country. This high fenced 542+/- acres has over 100 feet of elevation change and offers big views. There is a good mix of tree cover and open areas for food plots or improved grasses. It has 4 working wells and two lakes stocked with bass, catfish, and perch. There are an additional 7 stocked ponds, with 5 holding water in this drought. In addition to the wells there are 3 Multi-County water taps. The perimeter is high-fenced and a stone footer along the base of the fence is a unique hog and coyote deterrent. There are good interior roads including one half mile of a crepe myrtle lined concrete drive to the main home. A bird sanctuary was created and various birds can be seen including the Blue Indigo and Painted Bunting.

The centerpiece of the ranch is a magnificent 8,052+/- sq ft home. The furnished home is ideal for a main residence, guest home, a lodge for hunters, or a grand events center. The home has 4 bedrooms, 4 full baths, 2 half baths, fireplace, study, game room, bedroom/office, a chef's kitchen with Wolfe appliances, and an elevator. The wrap around porches is great for enjoying spectacular sunsets or starry nights. The outdoor entertaining area has a great outdoor kitchen/bar with a fireplace and a fire pit. The garage is heated and cooled and there is an adjoining game processing room with walk-in cooler and bathroom. Next to the garage are



2 RV hookups. A new 80kw generator has been installed at the main house. Other improvements 3 bed., two bath guest, 7 stall horse barn, and a 2 bed., 1 bath foreman's hm. Native wildlife includes improved whitetail, dove, and turkey. The exotic animals are negotiable and include red deer, eland, gemsbok, impala, zebra and lechwe. Most furniture and furnishings in the houses & apartment convey. Possible owner financing.

### **Essential Information**

ListingFeed	abor_vow
MLS® #	3726286
List Price	\$6,950,000
Sale Price	\$6,012,767
Sale Date	September 6th, 2023
Bathrooms	0.00
Acres	542.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	2205 Cr 178
Subdivision	none
City	Evant
County	Coryell
State	TX
Zip Code	76566

### **Amenities**

Utilities	Electricity Connected, See Remarks
View	Hills, Lake, Pasture
Waterfront	Pond

### **Interior**

Heating	Central, Electric, Fireplace(s)
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Cooling Central Air, Ceiling Fan(s), Electric

**Exterior**

Lot Description Gentle Sloping, Rolling Slope, Many Trees, Views

**School Information**

District Evant ISD

Elementary Evant

Middle Evant

High Evant