

# **\$3,395,000 - 2266 Highway 39, Ingram**

MLS® #4776246

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## **\$3,395,000**

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 172.00 Acres

n/a, Ingram, TX

Come experience this beautiful 172-acre ranch in Hunt, TX just minutes from the Hunt Store, across the street from Crider's Rodeo and in the middle of all the local summer camps. You truly cannot beat the location, but that is just the beginning.

The ranch is high-fenced on all sides and is surrounded by large established ranches so you will truly experience the utmost privacy and peace when you are enjoying your fabulous family ranch. With cattle already roaming the property, you benefit from the Ag exemption that is in place. Additionally, the ranch has Axis, Fallow, Whitetail and Blackbuck Antelope so use your imagination with all of the hunting opportunities if you desire to do so. Not only is there a beautiful, high-end ±2500-SF rock home with 360-degree views, there is also a ±5000-SF air conditioned barn containing 2 bedrooms, a kitchen and an office. Believe it or not, it still gets better.

There are several live springs on the property that could be dammed to create a beautiful water feature. With several old caves that have been found in the ravines, arrowhead hunting here could be extremely exciting. The rolling hills and pasture land would also be ideal for horseback riding.

With its endless options, you have the opportunity to create your own paradise away



from the "hustle and bustle" of life and experience the magic and peacefulness of this truly special place.

High-fenced and cross fenced for cattle

3 Wells " 2 Trinity, 1 Edwards

±5000-SF barn with 3 bedrooms, kitchen, office and stalls for animals

±2500-SF house with 2-3 bedrooms, 2½ bathrooms, high-end appliances, 20' ceilings in great room, new roof, walk-in safe, viewing tower, plans for addition Cattle " 4 moms, 4 babies and cattle chutes

Blackbuck, Axis, Fallow, Whitetail

Live springs that current owners have never seen dry - Could be dammed

Range grass, most cedar has been cleared, beautiful oak trees

## Essential Information

ListingFeed	abor_vow
MLS® #	4776246
List Price	\$3,395,000
Sale Price	\$3,261,381
Sale Date	March 16th, 2022
Bathrooms	0.00
Acres	172.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

## Community Information

Address	2266 Highway 39
Subdivision	n/a
City	Ingram
County	Kerr
State	TX
Zip Code	78024

## Amenities

Utilities	Propane
View	Hills, Panoramic
Waterfront	Creek, See Remarks

### **Interior**

Heating	Electric, Propane, Propane Stove
Cooling	Electric

### **Exterior**

Lot Description	Gentle Sloping, Trees Large Size, Views, Rolling Slope
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### **School Information**

District	Hunt Isd
Elementary	Other Hunt
Middle	Other
High	OtherIngram