

\$1,850,000 - 3580 Bluebird Road, Gilmer

MLS® #5654847

\$1,850,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 153.66 Acres

NA, Gilmer, TX

Patterson Ranch is a well-manicured 153-acre ranch estate located in a prime location of East Texas with an updated three-bedroom, three bath, 3200 square foot home that is very secluded sitting at the back of property 3000 feet off the main road that boasts spacious living room with vaulted ceilings, large kitchen/dining, large bedrooms and bonus room that could be converted into additional bedroom and swimming pool all overlooking a 3-acre scenic lake stocked with multiple species of fish. Includes an 1100 square foot shop/open barn with 30-amp RV hook up. The acreage boasts 35 acres of improved pasture for hay production with remainder of property in mixed timber showcasing 4 miles of riding or walking trails leading to multiple deer blind locations. This beautiful, well-known property is located just 4 minutes from Gilmer and 12 minutes from Longview with shopping, hospitals, local and regional airports. Home is on a 500 foot deep well with new pumps recently installed. Community water runs along the entire road frontage with water pipe ran from entrance to home and could be connected. The deer and other wildlife are plentiful on this exquisite property. This ranch offers many opportunities for diverse use as a recreational, cattle or horse operation, or high fence game ranch. The property could be very easily subdivided for multiple home sites or subdivision if the buyer was so inclined to do so.



Essential Information

ListingFeed	abor_vow
MLS® #	5654847
List Price	\$1,850,000
Sale Price	\$1,640,000
Sale Date	May 6th, 2022
Bathrooms	0.00
Acres	153.66
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	3580 Bluebird Road
Subdivision	NA
City	Gilmer
County	Upshur
State	TX
Zip Code	75645

Amenities

Utilities	Electricity Available, Fiber Optic Available, Water Available
View	Pond, Pasture, Rural, Trees/Woods
Waterfront	Pond

Interior

Heating	Central, Electric
Cooling	Central Air, Electric

Exterior

Lot Description	Agricultural, Many Trees, Trees Large Size, Trees Medium Size, Views
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School Information

District	Gilmer Isd
Elementary	Other
Middle	Other
High	Other