

# **\$2,291,000 - Tbd Cr 2271, Centerville**

MLS® #5715704

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## **\$2,291,000**

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 290.00 Acres

N/A, Centerville, TX

High Point Ranch is Ideally located midway between Houston and Dallas with quick and easy freeway access to both metros. The entrance to the ranch is at the end of County Road 2271 just 4 miles northeast of Centerville.



A true diamond in the rough High Point Ranch is an unimproved hunting, grazing or recreational ranch with the bulk of the ranchs acreage being a combination of open grazing land flanked by heavily wooded areas. As its namesake infers, High Point Ranch boast a rolling terrain with an incredible hilltop building site that must be seen to be appreciated.

Dominant tree species include Oak, basswood, sycamore, pecan, walnut, pine, yaupon, mulberry and cedar elm.

Void of any hunting activates for the last 15 years, High Point Ranch has been a natural sanctuary for all types of native wildlife including deer, hogs, quail and waterfowl. The entire ranch is low-fenced with large neighbors further allowing wildlife to flourish.

Water at High Point Ranch is plentiful. There are 4 dirt tanks, some fed by natural springs along with a 2-acre stocked fishing lake that can be maintained and supplemented with water from a nearby water well with solar pump. In addition to fishing, these water feature create ideal duck habitat.

If you are seeking a private, naturally beautiful,

unimproved ranch with all the ingredients to improve upon within 2 hours of the Houston or Dallas metroplex, call to schedule your tour of High Point Ranch today.

### Essential Information

ListingFeed	abor_vow
MLS® #	5715704
List Price	\$2,291,000
Sale Price	\$2,180,550
Sale Date	September 7th, 2023
Bathrooms	0.00
Acres	290.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### Community Information

Address	Tbd Cr 2271
Subdivision	N/A
City	Centerville
County	Leon
State	TX
Zip Code	75833

### Amenities

Utilities	Above Ground Utilities, Electricity Available
View	Pasture, Rural, Trees/Woods
Waterfront	Pond, Seasonal

### Exterior

Lot Description	Agricultural, Rolling Slope, Many Trees, Trees Large Size, Views
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### School Information

District	Centerville Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District