

\$1,640,000 - 14725 Fm 218w, Hamilton

MLS® #6444120

\$1,640,000

4 Bedroom, 4.00 Bathroom, 5,200 sqft
Farms and Ranches on 95.03 Acres

Pottsville, Hamilton, TX

"School Land Creek Ranch" - Over 95 acres PLUS a four-bed 5,200 sqft ranch house PLUS a five-bed 2,800 sqft guesthouse. This spring-fed estate includes ancient woodland, springs and pools - plus historic, fossil-rich 'School Land Creek' which winds through the ranch and attracts wildlife. Luxury awaits through an electric gate and at the end of a long drive; an impressive two-story, four bed/3.5 bath custom home with a massive 'great room', and gourmet kitchen. The main house has two living areas. All bedrooms have walk-in closets. Primary bedroom has a sitting area with a coffee bar, exercise room, and a large walk-in closet with washer and dryer, and a safe room built to withstand an F5 tornado. Primary bath features a jetted tub, two sinks, and a TV hidden behind the mirror. Main house has a study and game/music room. Kitchen has two walk-in pantries. Exterior walls are made of 2 x 6 construction for better insulation and strength. Rafters are fastened with hurricane straps. Features an alarm system and an intercom system. The extra-large utility room features a large sink, an under the counter built-in ice maker and a large number of cabinets. Other features: central vacuum system with built in "dust pans", whole house water softener and water filter, upstairs balcony with great views and outdoor living area. The property is under a 1-d-1 ag valuation keeping the property taxes low. A grass lease maintains the ag valuation without the headaches of having to take care



of cows or fencing. The fenced, original 1912 'quintessential' Texas ranch house of over 2,800 sqft offers a 5 bed/2 bath authentic Texas guesthouse experience. A massive 14ft high 1,248 sqft metal storage building/workshop with two roll-up doors is perfect for equipment plus over 2,400 sqft of covered parking/storage with 30 amp RV outlet. Other buildings sit under great oaks.. Solar panels minimize bills. New roof Oct 2022. An adjacent 92.53 acres is available for \$644,000.

Built in 2008

Essential Information

ListingFeed	abor_vow
MLS® #	6444120
List Price	\$1,640,000
Sale Price	\$1,640,000
Sale Date	December 20th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,200
Acres	95.03
Year Built	2008
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	14725 Fm 218w
Subdivision	Pottsville
City	Hamilton
County	Hamilton
State	TX
Zip Code	76565-2503

Amenities

Utilities	Electricity Connected, Propane, Other, Phone Connected, Water Available
Features	None
Parking	Attached Carport, Additional Parking, Attached, Concrete, Covered, Door-Multi, Detached Carport, Driveway, Electric Gate, Garage, Guest, Inside Entrance, Lighted, RV Carport, RV Access/Parking, Garage Faces Side, Storage
# of Garages	3
Garages	Garage Door Opener
View	Garden, Pasture, Rural, Creek/Stream, Trees/Woods, Water
Waterfront	Creek, Pond, Seasonal

Interior

Interior	Carpet, Concrete, Tile
Appliances	Built-In Range, Built-In Refrigerator, Dishwasher, Disposal, Ice Maker, Microwave, Range Hood, Stainless Steel Appliance(s), Water Softener, Tankless Water Heater, Water Purifier
Heating	Central, Electric, Forced Air, Fireplace(s), Heat Pump, Propane
Cooling	Central Air, Ceiling Fan(s), Electric, Heat Pump
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Glass Doors, Great Room, Primary Bedroom, Propane, Raised Hearth, See Through, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Barbecue, Dog Run, Garden, Lighting, Rain Gutters, See Remarks
Lot Description	Agricultural, Back Yard, Sloped Down, Farm, Front Yard, Garden, Landscaped, Native Plants, Rolling Slope, Rock Outcropping, Many Trees, Sprinklers In Ground, Sloped Up, Trees Large Size, Trees Medium Size, Trees Small Size, Views, Level, Wooded
Windows	Blinds, Double Pane Windows, Drapes
Roof	Metal
Construction	Stone, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Hamilton Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District