

\$1,749,000 - 622 County Road 106, Buckholts

MLS® #6451998

\$1,749,000

3 Bedroom, 2.00 Bathroom, 2,268 sqft
Farms and Ranches on 101.73 Acres

Sanchez J D, Buckholts, TX

LIVE WATER, RECREATIONAL PROPERTY!!
101.7 ACRES WITH 400+- YARDS OF
LITTLE RIVER FRONTAGE! This property has
it all! River fishing, deer hunting in the
mesquite brush, or duck hunting on one of the
3 ponds (1 spring fed) , you are sure to always
have something to do. The property has two
wells and a water meter. Current
improvements include a 2,268 SF modular
home with metal roof, 3 bedrooms/2
bathrooms and a hidden gun safe. There is a
30'X60' Wood/Metal pavilion overlooking the
river and a 16â€™™x30' Morgan Building near
the house. There is also a 56'X84' metal horse
barn, seven 12'X38' horse stalls, one 20' and
one 40' shipping container for tack and feed,
and a 175'X260' riding arena. Part of the
property is being used for hay production and
it is partially fenced with goat wire. The ranch
is located on the high side of the river but still
has several access points and a limestone
gravel bar. There was a county gravel pit here
at one time so access to gravel may be
available.



Built in 1984

Essential Information

ListingFeed	abor_vow
MLS® #	6451998
List Price	\$1,749,000
Sale Price	\$1,500,000

Sale Date	April 30th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,268
Acres	101.73
Year Built	1984
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	622 County Road 106
Subdivision	Sanchez J D
City	Buckholts
County	Milam
State	TX
Zip Code	76518

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Not Available, Other, Phone Available, Water Connected
Features	None
Parking	Attached Carport, Driveway, Off Street
View	Pasture, Rural, River, Trees/Woods
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior	Carpet, Vinyl, Wood
Appliances	Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior Features	Dog Run, Kennel, Lighting, Private Entrance, Private Yard
Lot Description	Agricultural, Bluff, Gentle Sloping, Many Trees, Trees Large Size, Views

Windows	Blinds, Drapes
Roof	Aluminum, Metal
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier

School Information

District	Buckholts ISD
Elementary	Buckholts
Middle	Buckholts
High	Buckholts