

# **\$2,400,000 - 2224 Sw Interstate 35, Waco**

MLS® #9864860

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## **\$2,400,000**

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 237.00 Acres

H Ross, Waco, TX

Rare Large Acreage with I-35 Frontage! This property is over 237 acres with over 600 feet of I-35 Road Frontage. It features beautiful rolling hills, great elevation changes, a seasonal creek and 6 tanks ranging in size from .25 acres in size to just over a 1 acre +/-.

Lot's a pipe fencing creates the majority of the boundary and cross fencing on this property with great natural grasses for grazing and raising cattle and horses alike. There is plenty of wildlife to include deer and dove for the person looking for a multi-purpose property.

While bordering a current housing development at the back end of the property and plenty of road frontage at CR 2452 there could be plenty of development opportunity if desired as utilities border both sides of the property both east and west. There is also a very well kept home on site with 3 bedrooms, 2.5 baths and over 2400 SF of living space with the Main Bedroom being downstairs. The home features a nice sized living space, multiple office/flex spaces and a beautiful wrap-around porch. You could find yourself watching beautiful sunsets on 3 sides of the home not to mention views for miles. There are 2 bedrooms upstairs to include a hidden bunk room that sits over the garage for extra guests. Not too far behind the home there is a 50'x50' shop that serves as a great place to store all the toys, be the resident hang out with large sized roll up doors on two sides. There's also a large Hangar Style Barn that sits at approximately 95'x40' with a tack room and



some top end storage space. Currently used for moving cattle in-transit the layout leaves room for stall installation or whatever your needs may be. Possibilities are endless with this property is a must see in person to appreciate the massiveness and beauty. Schedule you showing today!

### **Essential Information**

ListingFeed	abor_vow
MLS® #	9864860
List Price	\$2,400,000
Sale Price	\$1,850,000
Sale Date	January 3rd, 2022
Bathrooms	0.00
Acres	237.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	2224 Sw Interstate 35
Subdivision	H Ross
City	Waco
County	McLennan
State	TX
Zip Code	76645

### **Amenities**

Utilities	Cable Available, High Speed Internet Available, See Remarks
Waterfront	None

### **Interior**

Heating	Electric
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### **Exterior**

Lot Description	Garden, See Remarks
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### **School Information**

District	Other
Elementary	Other Hillsboro
Middle	Other
High	OtherHillsboro