

\$2,850,000 - 10659 County Road 495 Countyroad, Marquez

MLS® #24017625

\$2,850,000

Bedroom, Bathroom,
Land on 193.00 Acres

Other, Marquez, TX

PC Ranch - Located in Leon County just 10 miles west of I-45 this 193 acre tract offers everything you are looking for in a property. The property boast a 5 acre lake that's approximately 25' deep and three other stock tanks, one of which is spring fed creating plenty of surface water. The rolling topography with 120' of elevation changes creates spectacular views of the surrounding countryside. A Jefferson Christian built custom home sits overlooking a hay pasture down to the the 5 acre lake. The tract is ag exempt with an income producing hay operation. Improvements include barn/workshop with electricity, water and perimeter fencing along with a small fruit producing orchard. The tract has a combination of cleared and wooded areas providing ideal habitat for your hunting needs. Wildlife species include Whitetail, feral hog, waterfowl and dove hunting. The tract is primarily made up of sandy loam and has numerous improved pastures ready for cattle. Great access with two entrances including one with an automatic gate



Essential Information

MLS® #	24017625
Price	\$2,850,000

Acres	193.00
Type	Land
Sub-Type	Agriculture
Status	Active

Community Information

Address	10659 County Road 495 Countyroad
Area	Leon
Subdivision	Other
City	Marquez
County	Leon
State	TX
Zip Code	77865

Amenities

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Propane, Overhead Utilities, Sewer Available, Septic Available, Underground Utilities, Water Available
Waterfront	Lake

Interior

Appliances	Gas Water Heater, Water Heater
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Exterior

Exterior Features	Satellite Dish
Lot Description	Lake Front, Pond on Lot, Trees Large Size, Trees, Wooded, Open Space

School Information

District	Leon
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Additional Information

Days on Market	321
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Listing Details

Listing Agent	Bradan Harris
Listing Office	Calvin Shenkir, Broker

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