

\$855,000 - 1786 Cr 348 Loop, Gause

MLS® #25008336

\$855,000

Bedroom, Bathroom,
Land on 30.00 Acres

Other, Gause, TX

Welcome to sunny days and lovely sunsets. This is ranch life complete! A stunning property featuring a 3 bedroom, 2 bath home on 30 semi-wooded acres, secluded, as no structures are seen from the road. Home has 2 family rooms with a stone fireplace, floor to ceiling windows, tile/wood flooring and large picture windows. A recently completed patio room is a bright, roomy gathering space. Kitchen has granite countertops, stainless steel appliances, custom cabinetry, under cabinet lighting and walk-in pantry. The master bedroom features an ensuite bathroom and walk-in closet with barn-door closures. 2 other bedrooms and an office/flex room complete the approximately 2,500sf living space of this open-concept home. The 2 car garage with overhead door has built-in shelving and a loft style storage area. Property has a pipe entrance, perimeter and cross fencing with net wire, 2 water wells, and a stocked pond. Multiple pens feature run-in shelters and a 2 stall barn. A cattle chute with head gate and pipe stock facilitate animal care. 2 large parking bays provide protection for vehicles and farm equipment. RV parking area has utility hookups. The hay meadow has an irrigation system with a dedicated well, perfectly suited for a vineyard or other pursuits. Property would be great for your primary home, weekend get-away, or Texas A&M alumni seeking a retreat for game day weekends. Ag/wildlife exemption already in place. Easy commute to College Station,



Austin, or Houston.

Essential Information

MLS® #	25008336
Price	\$855,000
Acres	30.00
Type	Land
Sub-Type	Agriculture
Status	Active

Community Information

Address	1786 Cr 348 Loop
Area	Milam
Subdivision	Other
City	Gause
County	Milam
State	TX
Zip Code	77857

School Information

District	Gause
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Additional Information

Days on Market	64
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Listing Details

Listing Agent	Connie Dent
Listing Office	Arrow Creek Properties, LLC

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