# **Bar-T Ranch**

216.00 Acres | Archer County, TX | \$2,995,000







#### **Activities & Amenities**

ATV/Off Road Cattle/Ranch Equestrian/Horse Property House/Cabin

### **Land Details**

Address: 2337 WALSH RD, MEGARGEL, Texas 76370, USA Total Acres: 216.00

Pasture Acres: 216 Source of lot size: Unknown

### **Building Details**

Homes: 2

Homes:

Metal

Metal

Style of Home(s): Barndominium

Finished Sq. Ft.: 3960

Bedrooms: 3

Full Bathrooms: 3

Basement: None

Parking Types:

Carport

Driveway

Total # of Spaces: 3

Outbuildings: 2

Types of Outbuildings:

Cabin

equipment building.

Fence Type: barbed wire

**Cooling Systems:** 

Forced Air Cooling

**Heating Systems:** 

Fireplace

Forced Air

Foundations:

slab

Waterfront Features:

3 tanks/ponds





#### **About This Property**

Furnished 3,360sf not including spacious upstairs foamed loft storage. 3 bed 2bath office, gym and game room, open kitchen & island laundry room. Built in storm shelter. 3 car covered drive thru parking. 2,400 sft foamed equipment building & 600 sft cabin with full bath kitchen, laundry room with washer/dryer hookup, pipe cattle pens, head shutte, cattle guards, loafing sheds.

#### Land

216+- acres with 3 tanks. Automatic Non freeze water installed on property. Native trees with Costal Bermuda and native grasses, with 100 cultivated acres and 116 pasture acres. 2 Separate water meters. Private gates with custom work stone entrance.







#### **Improvements**

Furnished 3,360 sf home with spacious upstairs foamed loft/storage. 3 bed 2 bath with office, gym, Gameroom. Open Kitchen with Viking 48 in side-by-side refrigerator. 36-inch Tuscany range dual fuel. Custom soft close cabinets, crown molding and  $7 \times 4$  island. Top Tiered/ level 3 Granite throughout. Foamed all areas of the home, equipment building/ barn and loft. Gas ventless fireplace. Lennox heat pumps. Generac backup generator on site. Kohler fixtures. Sealed natural concrete floors and mood lighting.

Master has his and hers walk in closets. Powered custom blinds. Vaulted ceilings. Heated bath floor, dual shower heads.  $6 \times 6$  shower with drop-in bathtub.

600sf cabin with living quarters with full bath, full kitchen attached laundry room with washer/dryer hookup.

2.400sf foamed equipment building.

Cattle pens, head shutte, cattle guards and loafing sheds.

Built in storm shelter.







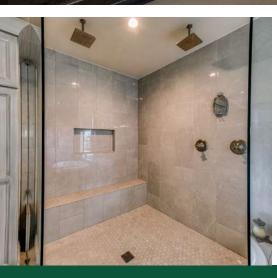
















## Water/Mineral Rights & Natural Resources

Seller to retain Minerals.

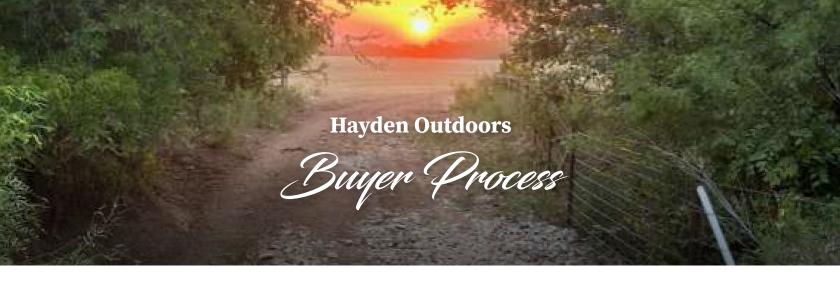
#### Location

Located in Megargel Tx. Close to Olny Tx.

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**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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