

# Modern Barndominium Homestead

23.83 Acres

Navarro County, TX

\$949,500



HAYDEN  OUTDOORS.

## Activities & Amenities

ATV/Off Road  
Equestrian/Horse Property  
House/Cabin  
Outbuilding/Barn/Shed/Shop  
Propane  
Cattle/Ranch  
Fishing  
Hunting - Small Game  
Pond/Lake

## Land Details

Address: 1139 SW County Road 2348,  
Richland , Texas 76681, USA  
Closest Town: Richland  
Total Acres: 23.83  
Deeded Acres: 0.00  
Leased Acres: 0.00  
Source of lot size: Unknown

## Building Details

Homes: 1  
Style of Home(s): Bardominium  
Bedrooms: 5  
Basement: None  
Parking Types: Attached Garage,  
Carpport, Driveway  
Fence Type: Barbed wire, Cross  
fence, Metal, Pipe.  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air  
Foundations: Slab  
Waterfront Features: 2 Stock ponds



### Property Summary

THIS LIKE NEW FACILITY HAS ONLY BEEN USED ON OCCASION. PRICED EXTREMELY WELL, 16.74 ARE IN AG EXEMPT. WITH TWO SECURITY GATES, THE ENTIRE HOME IS WIRED WI-FI WITH AN AMAZING INDOOR OUTDOOR SOUND SYSTEM. TRULY A ONE OF A KIND, THIS 5BED 5 BATH HOME INCLUDES 3 HORSE STABLE 12X20 EACH, 20X80 CATTLE LEAN TO, 20X40 HAY BARN, 2 STOCK PONDS, PLENTY OF WILDLIFE, STORM SHELTER, HUNTING BLIND AND FEEDER, 300 SQFT GUEST HOUSE.





## Land

- 16.74 AG exempt acres
- 9.09 Non AG exempt acres
- Fully Manicured land
- Plenty of wildlife
- Black Soil
- ATV trails

## Improvements

- 2 Story Burndominium
- Living Areas
- 1sr Floor- 2288 SQ Ft
- 2nd Floor- 1106 SQ Ft
- Total living- 3394 Sq Ft
- Non- Living Areas
- Carport- 384 SQ Ft
- Garage- 1408 SQ Ft
- Patio, Side Covered- 1306 Sq Ft
- Porch, Front Covered- 436 Sq Ft
- Total Non-Living- 3534 Sq Ft- 3534 Sq Ft
- Total living/Non-Living- 6928 Sq Ft
- 5 bedroom 5 bathroom
- 6 ton hvac
- 4 ton hvac
- Full wrap around porch
- Motorized second story blinds
- 50 Sq Ft Island
- Built in microwave and oven





## Improvements

- 5 burner propane countertop range
- hand and kitchen sink in kitchen
- Floating staircase
- Quartz countertops in all wet areas
- 8 ft solid core doors downstairs
- 8 Ft French exterior doors
- 4 zone interior audio zones
- Every Tv is internet hardwired.
- 22 Ft Fireplace
- 10 Ft ceiling fan in living room
- Walk in pantry
- Metallic epoxy floor
- Bulit in safe
- Spray foam insulation.
- 240 Sq Ft second story Patio
- French Drains
- 1 carport
- 3 Outdoor media zones for audio
- 7 wired cameras
- 9 outdoor outlets
- Porch lights all the way around
- 4 outdoor spigots
- 2 tankless water heaters propane
- Aerobic Septic System
- Large glass garage door from outdoor living area to kitchen
- 20×40 concrete driveway/basketball pad
- Internet Wi-Fi extensions up to 2 acres
- Large Iron entry with Motorized Gate
- 40,000 Sq Ft of Road base
- Circle Driveway
- Perimeter fencing around main Property.
- 1 Acre Corral
- 3 horse stables 12×20 each
- 20×80 cattle lean to
- 20×40 hay barn
- 2 stock ponds
- Wash Rack for Horses
- ATV trails
- Hunting blind and feeder
- Storm Shelter
- 300 SQ Ft guest house
- 40 Ft Container
- Large equipment shed.





## Recreation

- 5 person Jacuzzi
- Outdoor TV connection
- ATV trails
- Two outdoor fans
- Hunting blind and feeder
- Outdoor kitchen with sink refrigerator and grill
- Three outdoor media zones for audio
- 1400 square foot two story garage/recreational room with hvac
- All wet bar and recreation room

## Water/Mineral Rights & Natural Resources

Seller to retain Minerals.

## Location

Conveniently located between Richland and Streetman Tx.

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## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**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.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

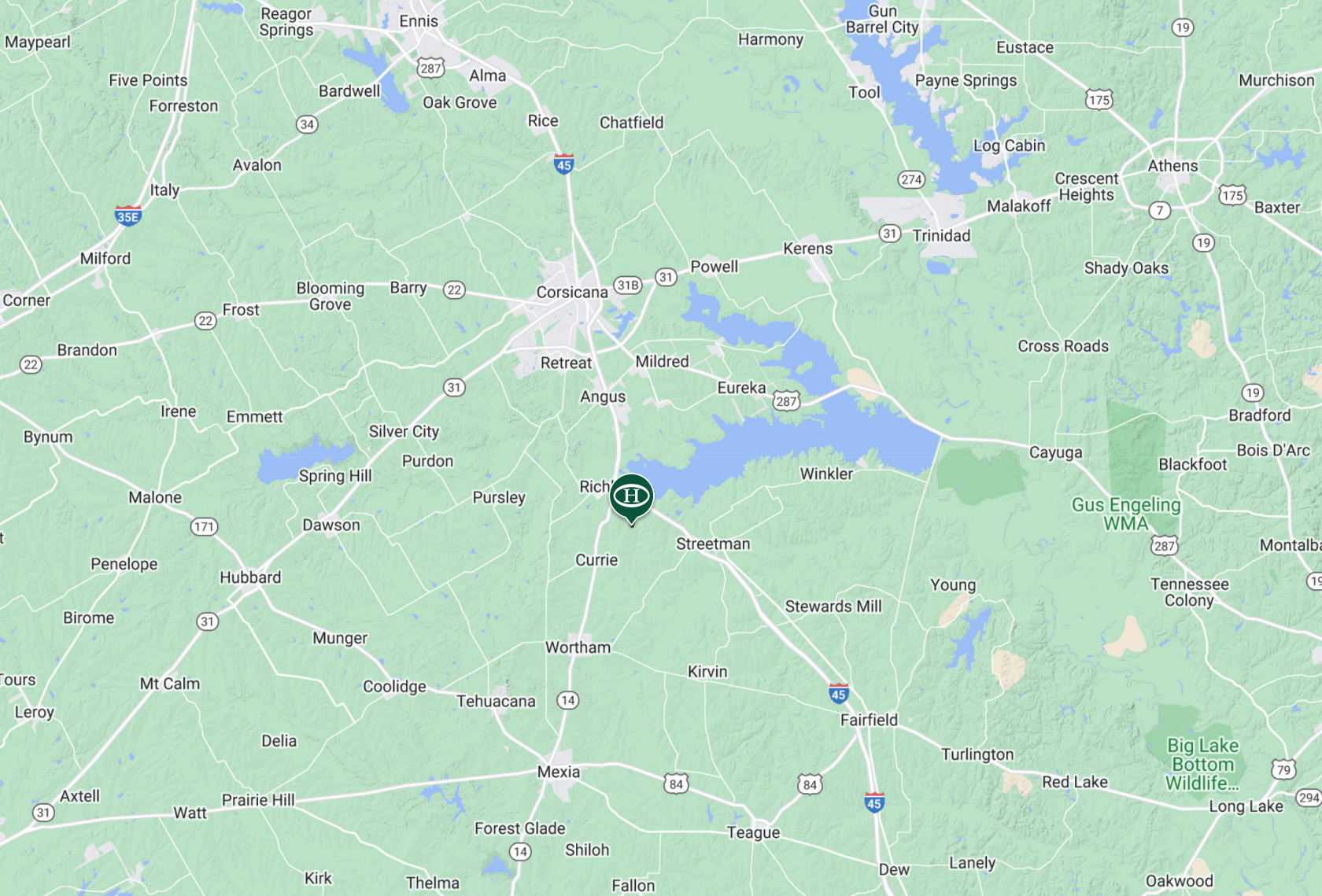


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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