

Coffee Ranch

41.30 Acres | Hemphill County, TX | \$975,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Upland Birds
Outbuilding/Barn/Shed/Shop

Land Details

Address: 1204 E Cheyenne,
Canadian, Texas 79014, USA
Closest Town: Canadian, TX
Total Acres: 41.30
Pasture Acres: 41.3
Water Rights: Yes
Income Type: Lease
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Traditional
Finished Sq. Ft.: 4510
Bedrooms: 6
Full Bathrooms: 3
Basement: Unfinished
Parking Types: Attached Garage
Outbuildings: 3
Types of Outbuildings: 30'x50'
Metal Building, Wooden Barn
& Cinder Block Building
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Foundations: Pier/Beam & Slab
Exterior Features: Large Front Porch



About This Property

Welcome to the Coffee Ranch, located on the edge of Canadian, TX, a captivating property spanning 41 +/- acres. This rustic country retreat features rolling terrain dotted with seasonal wildflowers. The property includes a charming old wooden barn across from the spacious front porch of the 3738-square-foot main home. Additionally, there is a 30'x50' insulated metal double-door shop with a large lean-to and a separate 772-square-foot home.

Land

The land features rolling topography that offer stunning views. Large trees are situated around the main home, with medium-sized trees scattered throughout the property. In the front of the main home is a fenced front pasture. A dam is on the east side of the property which creates a wet weather pond with significant rainfall. Suitable for recreational activities as well as for grazing cattle and horses, this property leaves nothing left to be desired.





Improvements

The main residence on the property is a spacious 6-bedroom, 3-bathroom home with an expansive area of 3738 square feet. Throughout the house, you'll find charming old wood features, including window frames, hardwood flooring, and door trims. Per the seller, the roof was replaced in November of 2023 with a Class 4 composition roof. Central heat and air replaced in 2017, electric updated in 2016, and plumbing in 2015. A new water heater in 2017. Both the main home and secondary home are on city water and sewer. There is also a water well on the property to provide water to livestock.

On the lower level, the home comprises a kitchen, a dining room, a double living room, and an owner's suite complete with an isolated sitting/dressing area. A large laundry room and a separate spacious area that can be utilized as a game room, man-cave, shop, or whatever you desire. Attached to this room is a studio apartment equipped with a bathroom and kitchenette, complete with its exterior door, which is the sixth bedroom of the home. This studio apartment could also be utilized as an office.

Upstairs, you will find the other four bedrooms of the home with another bathroom. These bedrooms have mini-splits in each bedroom, which provide individual climate control.

An unfinished basement houses the HVAC system and water heater.

The yard has great shade from tree cover and includes a sprinkler system, a fenced backyard, and a large garden area with an old chicken house.

Two-car garage with a workshop in the back





A large 10'x60' front porch offers a pleasant view of a beautiful old wooden barn. There are pens on the south and east sides of the barn, suitable for cattle or horses. Inside the barn, there are 5 stalls and separate areas designated for storage, lofts, and tack.

To the north of the barn is a 30'x50' metal-insulated shop with electricity and HVAC. The shop features two large overhead doors, allowing for easy access and drive-through capability. A 20'x50' lean-to is attached to the south side of the metal shop.



On the south side of the main house is an old cinder block drive-in movie theatre building that was previously utilized as storage and a horse shelter.

To the west side of the property, you will find a second residence that spans 772 square feet, 2 bedroom/1 bathroom including a claw foot tub. Per the seller this home was remodeled in 2020 with all new plumbing, wiring, tile bathroom, new toilet, lower cabinets, kitchen sink, 3 new windows and texture/paint in all rooms. This home currently has a tenant in it who would like to stay with the new owner.



With these appealing features, this property is turn-key for a future buyer and presents a potential opportunity for income generation. The Coffee Ranch is a captivating property encompassed by natural beauty, rustic style, and quality improvements.





Location

The Coffee Ranch is located right on the outskirts of Canadian, TX. From highway 83 you will follow E Cheyenne Ave to the east for about a mile and the property will be on the south side. Amarillo to the property is approximately 1 hour and 40 minutes. Oklahoma City is approximately 2 hours and 55 minutes from the property.

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- RICK STEINER, SELLER/BUYER

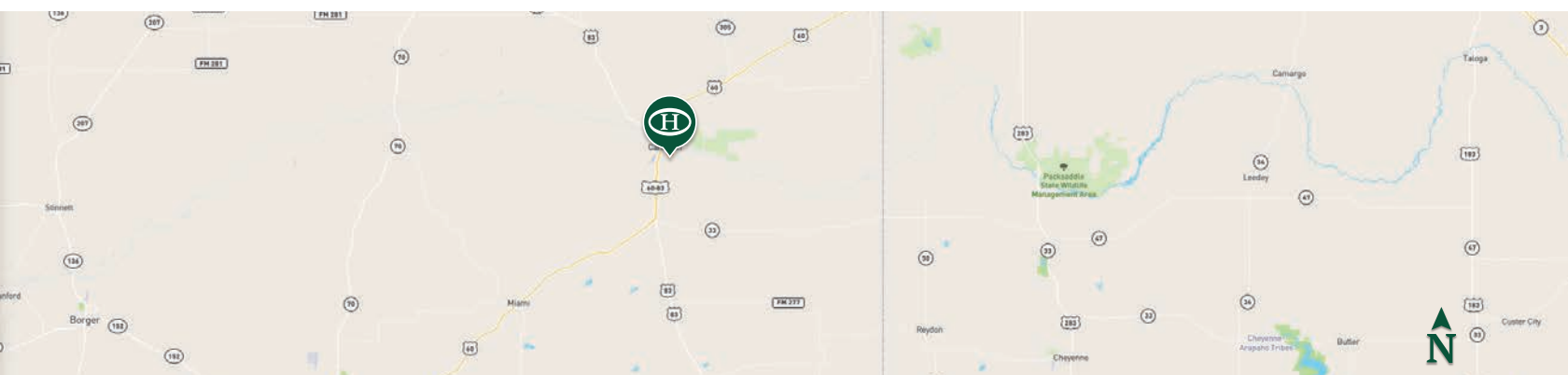
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 Boundary

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