



EAGLE REALTY

603 W Main Street
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\$569,000

148 Acres & Hunting Lodge Coal County Prime Hunting; Excellent Bottom Land



You're Private Hunting and Fishing Ranch!

This 148 acres is private, secluded and has everything for awesome hunting & fishing plus lots more! The oak & pecan trees kept the wildlife bountiful this year. Plenty of deer, turkey & wild hogs!

It is surrounded by large ranches that do not allow hunting (except personal) - see ariel.

Besides the hunting and fishing there is bermuda galore; you can lease or run cattle, Staying with the sale are a set of pens and corrals. You also have a 72 x 50 barn with lean-to for an RV and was built in 2015. It also has a roll up door and a slab for a tack room.

In addition there is a 38 x 52 shop with wood stove, several storage rooms and stalls could be made on 1 side. Plenty of room in the shop or barn for your toys & tractors.

There are 5 ponds and a creek! Ponds are stocked so ready for plenty of fishing! Land is fenced and cross-fenced. Hay pastures that make plenty of hay plus 80 head were run in 2016. The terrain is rolling hills and bottom land.

There is a pecan orchard that in an average year makes plenty. Approximately 165 trees plus 8 paper shell around the lodge or home.

The home/lodge has 2824 sq ft, 4 bedrooms, 3 baths and has a beautiful remodeled kitchen. The Central Heat & Air unit was updated in 2016 and there are 2 water heaters. Gorgeous ceramic tile in majority of living room area.

The kitchen opens to a large den with wood insert so all the hunters can gather around and share stories.

The large living room has a picture window to enjoy the view. So many amenities inside and out.

Rural water and well water, plus a cellar are even more amenities!

Located on a dead end road in Thriving Coal County it is a must see if you're looking for a quiet, secluded property with too much to list!

This property truly is a gem of a place. Don't wait on this one! Call Pam today for your personal viewing.

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