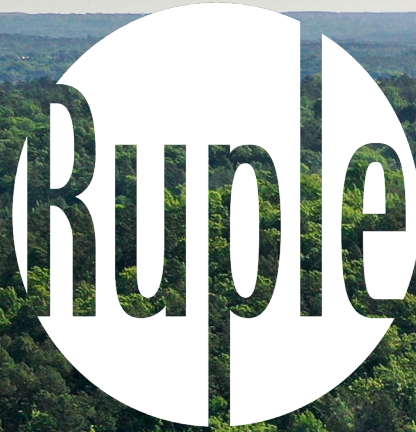


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**RANCH & LAND**

# **ROLLING T RANCH**

**60± acres | Cherokee County**

**PRICE: \$1,520,000**

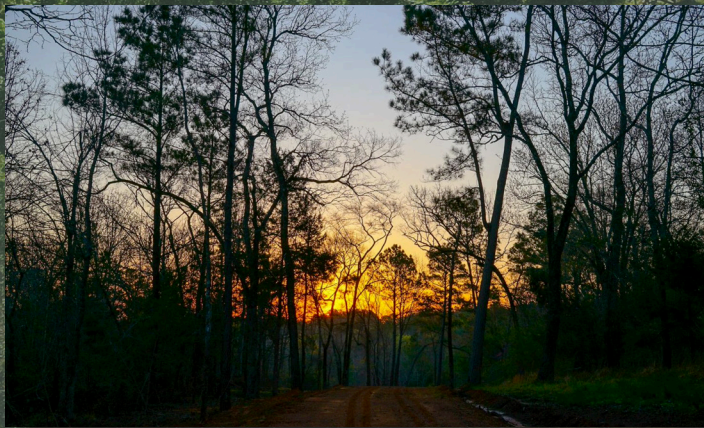
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Nestled just off Hwy 79 and about 7 miles from Jacksonville sits a property where both the home and land are both equally exceptional. The custom 3 bedroom/2 1/2 bath home consists of 4,576 SF of space under one roof – a roof which fully sprayed with foam insulation. By design, the master suite is located on the opposite side of the other bedrooms for optimal privacy. Within the master suite, is a custom-built walk-in closet and en suite bath with granite countertop and large shower. The generously sized office has built in cabinets and granite desktop with office themed closet for maximum usage for a true at home office experience. The open floor plan at the heart of the home allows for ease of access into both the kitchen and living room. The kitchen boasts a large granite island and matching appliances with ample cabinet storage and large pantry. Separate from the kitchen is the washroom/mud room that leads into the thoroughly built out man-cave with its own 1/2 bath, bar area and sink with running water. Just beyond the man-cave is the insulated garage which offers a 1,000 SF spray foam insulated storage area in the attic above. The covered porch is 576 SF with a welcoming gas fire pit. To add to the functionality of the home, a Generac

backup generator was installed to power the whole house as well as a tankless water heater which conveniently runs on propane. Just outside the home is a well-thought-out pavilion area that includes an outdoor kitchen and storage shed. A rock walkway takes you to the outdoor kitchen which includes a cozy fireplace, TV and satellite hook ups, a serving island with sink and faucet and three outdoor rated ceiling fans. The shed adjacent to the pavilion incorporates spray foam insulation, electricity and water. The land itself has a gently rolling terrain and good mix of mature timber with maintained trails through the property. Corn and protein are offered all year around in open areas strategically located for the best possibility of taking good game. Water is abundant for game with a catfish stocked pond. And, in the absence of rain, there is an additional tank with faucet from the deep well to keep it full for game on demand. This property is well-situated and is just minutes from Jacksonville, 20 minutes to Tyler, an hour to Nacogdoches, 2 hours to either Dallas or Shreveport and 2.5 hours from the Woodlands. There is no oil or gas production on the property nor are there any minerals to convey.







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RANCH & LAND

# The Premier Farm & Ranch Brokerage

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