

*Presenting
2087 & 2089 CR 106,
Columbus, TX 78934*

*THIS IS FINALLY THE ONE YOU HAVE BEEN WAITING FOR!!
205.23 Prime Acres of Land Located in the Highly
Sought-After CR 106 area of Colorado County. Perfect for
Full-Time or Recreational Bliss! This Very Versatile Property
Boasts 2 Camp Houses, Several Outbuildings, 3 Ponds and
Some of the Most Gorgeous Live Oaks Trees Ever.*

*One Camp House, for YOU and YOUR Family to Enjoy Sits
Towards the Back Third of the Property Providing the
Ultimate Privacy you have Been Looking For. It Offers 2
bedrooms PLUS two Bunk Bed Rooms & Great Amenities
Including 2 Flood Lit Tennis Courts, In-Ground Swimming
Pool, 3 Fishing Ponds, Crasco Creek and Several Outbuildings
to Store the Farm Equipment, 4 x 4's and such Like. What
Year Round Recreational Bliss YOU will have Here at your
Very Own Private Retreat in the Country Protected by an
Alarm System.*

*The Other Camp House is perfect for Parents, Ranch Hand, or
for Rental Income and is Located towards the
Front of the Tract.*

*This Ranch has an Agricultural Exemption in Place (Cows),
Perimeter Fencing, Good Roads within the Property, +/- \$3643
in Taxes for 2018 and is Now Sitting Here Waiting Patiently
for a New Owner to give a TLC back to the Property.*

READ ON FOR MORE DETAILED INFO.

2089 CR 106

This is the main home and located towards the rear third of the tract. It offers great privacy and amenities for the weekenders or full time living.

*1908 Sq. Ft. of Living Area
Built 1969 - Composition Roof
Nice Spacious Living Room with lots of Windows
Sun Room with lots of Windows
Brick Wood Burning Fireplace
Tile Flooring
Galley Kitchen
Dining Area
2 Full Bedrooms PLUS
2 Bunk Bed Rooms
2 Bathrooms, one with tub/shower & one shower only
Recent A/C and Water Heater
Additional Window AC Units in Some Areas
Motion Censored Alarm System
2 Car Attached Garage
Carport
Electric Entry Gates
Additional Outbuilding with Porch (Studio)
Pool House/Game Room with $\frac{3}{4}$ Bathroom & Kitchenette
Screened In - In- Ground Swimming Pool
Flood Lights @ 2 Tennis Courts
Large Barn - 2242 Sq. Ft.
Board Fencing Around Main Home
3 Ponds - Fishing Pier - Catfish and Bass
Crasco Creek*

2087 CR 106

This, the smaller of the two Camp Houses, offers 1198 sq. ft. of living space, built in 1969 and would make the perfect Ranch-hand home, camp house for your guests, or rental income property. This one is presently leased through August 31st, 2019 (Lease can be terminated with 30 days' notice)

*3 Bedrooms - One Bath
Fireplace
Nice Kitchen Area
Several Outbuildings
2 car Attached Carport
Water Well - Water Softener
Window AC Units - Fully Fenced Yard*

Land

205 Acres of Prime Secluded Recreational/Hunting Land offering a Fantastic Mix of Dense Woods, Soft Woods and Open Areas. Lots of Wildlife call this tract Home!!

*What a perfect set up here! Don't let this one slip away.
Call me to schedule your Private Viewing today!!*

Professionally Marketed by

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