

Jones Ranch

Detailed Property Description

8600 CR 247, Caldwell, TX 77836
12.485 acres – Survey on file

Enjoy the tranquility of wide-open spaces, privacy and relaxing ranch life! Jones Ranch offers over 12.5± acres of spacious luxury ranch style living. Located in the county seat of Burleson County in Caldwell, Texas sits the custom 2,915 sq. ft. home featuring vaulted ceilings, granite counter-tops, spacious floor-plan and private pool. The Jones Ranch home sits atop a gently rolling terrain with scattered Oak trees, improved grasses, cross-fenced pastures and at the end of the gated driveway connected to the paved County Road 247. Property is located 6 miles West of Snook, 13 miles East of Caldwell and less than 15 miles from Texas A&M University in College Station, Texas. Improvements also include over 2,000+ sq. ft. barn with 2 stalls, tack room, work-space and more. Schedule to tour Jones Ranch today!

HOUSE

- 2,915 sq. ft. custom home built in 2009
- 1 story home; Floor plan attached
- High ceilings with beams
- Granite counter tops
- 3 bed, 3 full bath + office/flex room, mud room & storage
- Fenced yard
- Porches
- Garage with extra parking, 3 cars
- Pool with porch patio area ready for entertainment

BARN

- 2,160 sq. ft. multi-use barn
- Double over-hangs with large door openings
- 2+ horse stalls
- Tack room
- Workshop space
- Cross-fenced attached pasture turn-out

LAND/TERRAIN

- Rolling, sandy loam
- Improved pastures
- Cross-fencing for livestock
- Mostly open with scattered large Oak trees
- Gated driveway from Paved CR 247 to improvements

WATER

- Tunis Water Supply Co – Rural water from CR 247

DRIVE TIMES

- 10 minutes West of Snook
- 15 minutes East of Caldwell
- 17 minutes from Texas A&M University in College Station
- 1 hour, 42 minutes from Houston
- 1 hour, 44 minutes from Austin
- 1 hour, 45 minutes from Waco

CONTACT

- Jones Ranch is listed by Signature Ranches LLC
- Listing Broker – Katy Wunderlich (979) 571-7498 | Katy@SigRanches.com
- www.SigRanches.com