

**F3 Ranch**  
264 FM 833 W  
Streetman, TX 75859

**\$1,299,000**  
71.94± Acres  
Freestone County



**F3 Ranch**  
**Streetman, TX / Freestone County**

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**SUMMARY**

**Address**

264 FM 833 W

**City, State Zip**

Streetman, TX 75859

**County**

Freestone County

**Type**

Recreational Land, Single Family, Hunting Land, Ranches, Residential Property

**Latitude / Longitude**

31.805873 / -96.27526

**Dwelling Square Feet**

1,522

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

71.94

**Price**

\$1,299,000

**Property Website**

<https://ranchrealestate.com/property/f3-ranch/freestone/texas/92846/>



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**PROPERTY DESCRIPTION**

**F3 Ranch – 71.94 Acres Along I-45**

Welcome to F3 Ranch, a beautifully balanced 71.94+- acre property offering the perfect mix of comfort, functionality, and natural beauty. Conveniently located along I-45, this ranch combines country living with easy access to town and travel routes.

The property features a charming 2-bed, 2-bath farmhouse with classic farm-style character and a spacious 24' x 26' attached carport, providing both comfort and practicality. Beside the home you will also find a 14'x40' tuff shed converted into an office and a 50 amp rv plug for travelling guests.

With approximately 70 feet of elevation change and a 50/50 blend of wooded acreage and coastal hay fields, the land offers scenic views, productive pasture, and excellent recreational opportunities. Whether you're raising livestock, producing hay, or enjoying weekend getaways, F3 Ranch is designed to meet a variety of needs.

A well-equipped 30' x 60' shop serves as the heart of the operation, complete with power and water, a built-in 30' x 20' bunkroom and bathroom, and convenient lean-tos (10' front / 16' rear) for equipment or additional storage. Beside the shop, a 15' x 40' concrete slab with a 50-amp RV hookup makes hosting guests or accommodating travel trailers simple and comfortable.

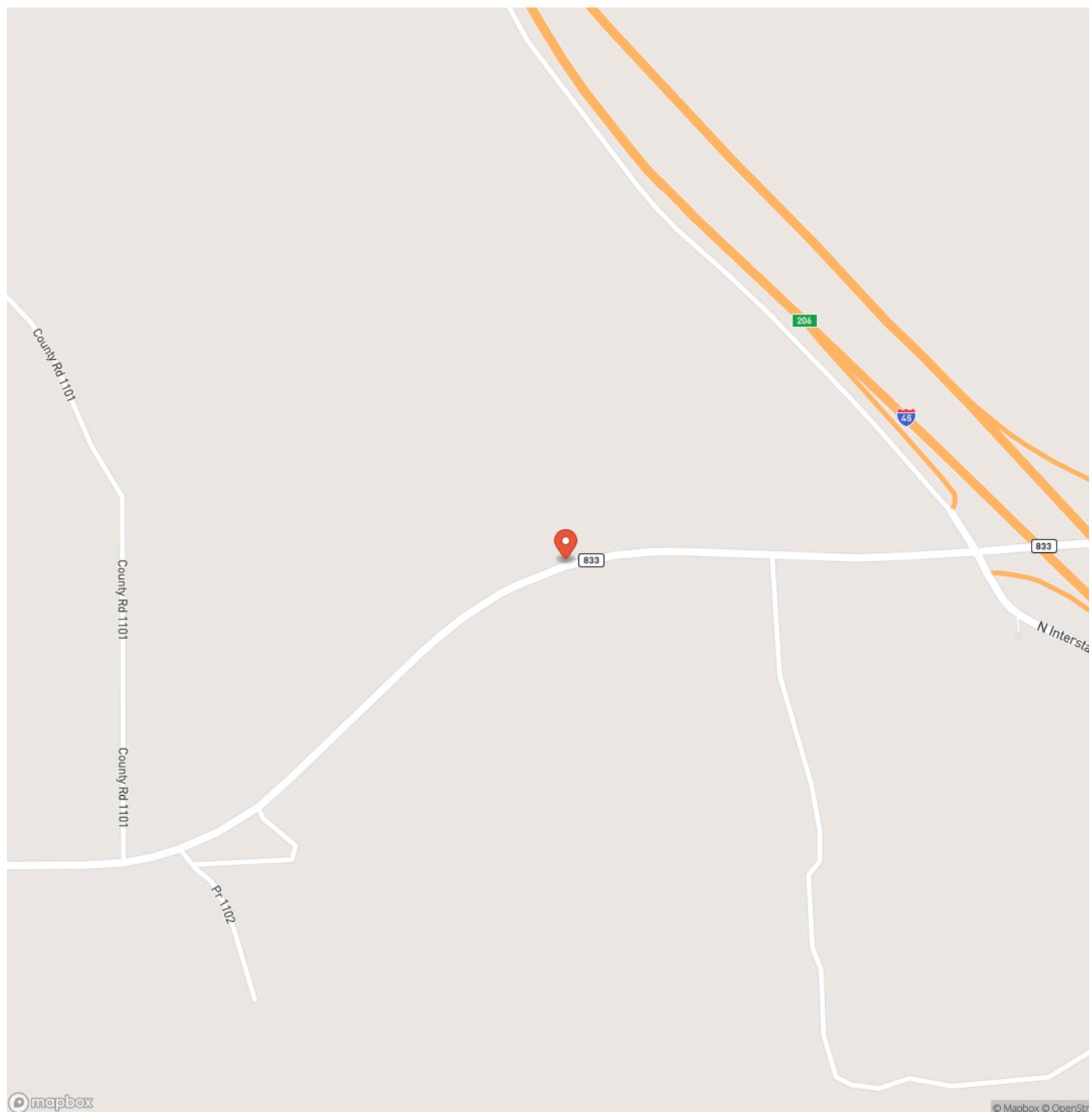
A second entrance into the property leads to a hidden RV site, featuring a 16' x 24' covered deck, septic system, 50-amp power, and a water tap—perfect for private guest accommodations or weekend retreats.

From sunrise over the hay fields to sunsets across the wooded ridge, F3 Ranch offers the space, scenery, and setup to create your ideal rural lifestyle.

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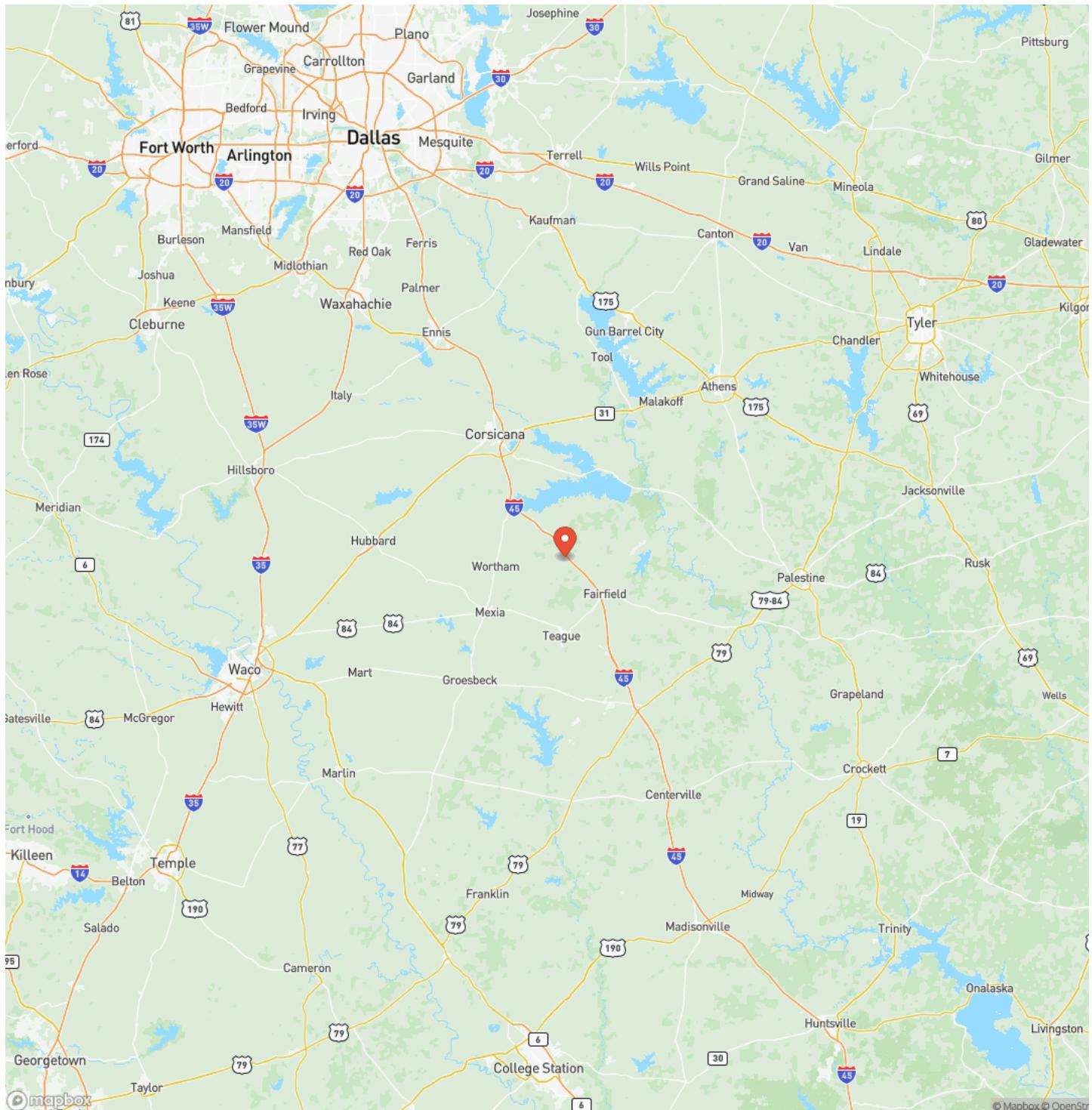
## Locator Map



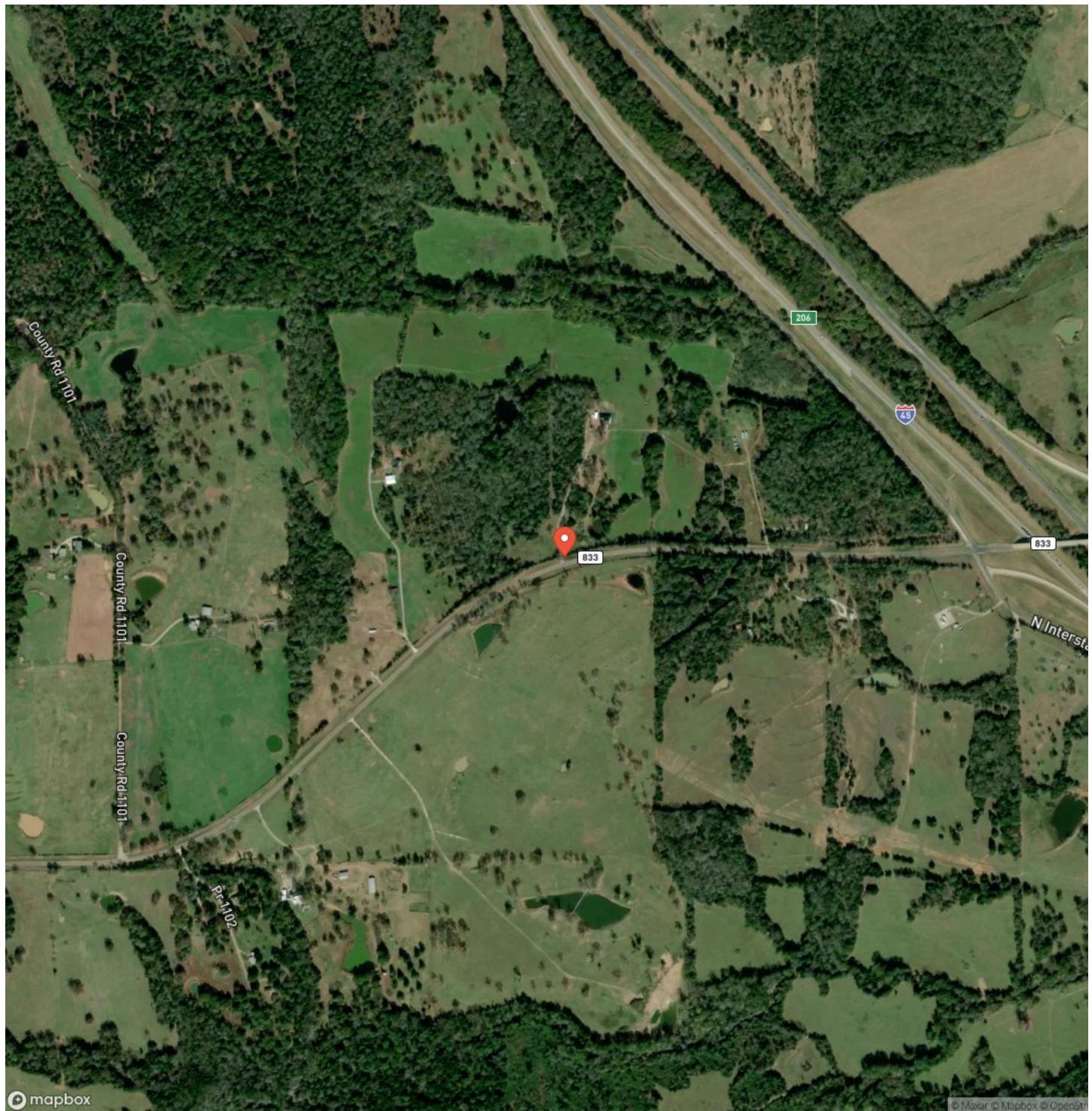
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## Locator Map



## Satellite Map



## **F3 Ranch Streetman, TX / Freestone County**

## **LISTING REPRESENTATIVE**

**For more information contact:**



## Representative

Cameron McCoy

## Mobile

(979) 220-1037

## Email

Cameron@CapitolRanch.com

## Address

**City / State / Zip**  
Wheelock, TX 77882

## NOTES

## NOTES

## **DISCLAIMERS**

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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