

10 Acres | 169 FM 1696 | Huntsville, Texas
169 FM 1696
Huntsville, TX 77340

\$1,100,000
10± Acres
Walker County



MORE INFO ONLINE:
<https://homelandprop.com/>

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Huntsville, TX / Walker County

SUMMARY

Address

169 FM 1696

City, State Zip

Huntsville, TX 77340

County

Walker County

Type

Residential Property

Latitude / Longitude

30.746228 / -95.664154

Dwelling Square Feet

2762

Bedrooms / Bathrooms

4 / 3

Acreage

10

Price

\$1,100,000

Property Website

<https://homelandprop.com/property/10-acres-169-fm-1696-huntsville-texas-walker-texas/105711/>



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PROPERTY DESCRIPTION

No Restrictions! Mineral Rights Conveyed! Come do what you want, where you want on this beautiful property. Situated on 10 fully fenced and cross-fenced acres, this well-maintained property offers a clean, functional setup for livestock, horses, or country living.

The 2,762 sq ft home, built in 2015, features 4 bedrooms and 3 full bathrooms with an open-concept layout. As you walk through the carport entrance you will notice the utility room was well planned. It features tile floors, a shower and the washroom to keep you from tracking dirt through the home after a long day of work or play! The kitchen offers a vast amount of counter space with beautiful marble countertops. It opens to the living space with bar seating, creating a practical flow for everyday living or entertaining. The dining room is conveniently laid out with easy access to the kitchen. The main living area includes vaulted ceilings, abundant natural light, and a fireplace as a central focal point. The fireplace mantle is an authentic 1920's art Nouveau Fireplace Mantle made of solid quarter-sawn oak. A real master piece!

The primary bedroom is situated on the far side of the home and features a black out curtain over an enlarged window ensuring you have the option of as much sleep or natural light as you desire! The primary bathroom includes marble countertops and a vintage bathtub from the early 1900's! A covered front porch and attached carport provide comfortable outdoor space and convenient parking.

The 2,512 sq ft barn is insulated and built on a full concrete slab, with a 14-foot roll-up door for RV or trailer access. The pasture-facing side includes 4 horse stalls. An additional 1,250 sq ft of covered overhang provides ample space for equipment, trailers, or future stall expansion.

The land is improved with an arena and cross-fencing, allowing for livestock management and rotational grazing and horse training.

The back portion of the property is gorgeous. It features a secluded pasture, offering privacy and versatility for grazing, recreation, and hunting.

This property has so much potential! Come take a look today! (Mineral rights to be confirmed by buyer)

Utilities: Electric available, Water available

Utility Providers: MidSouth Synergy, Walker County SUD



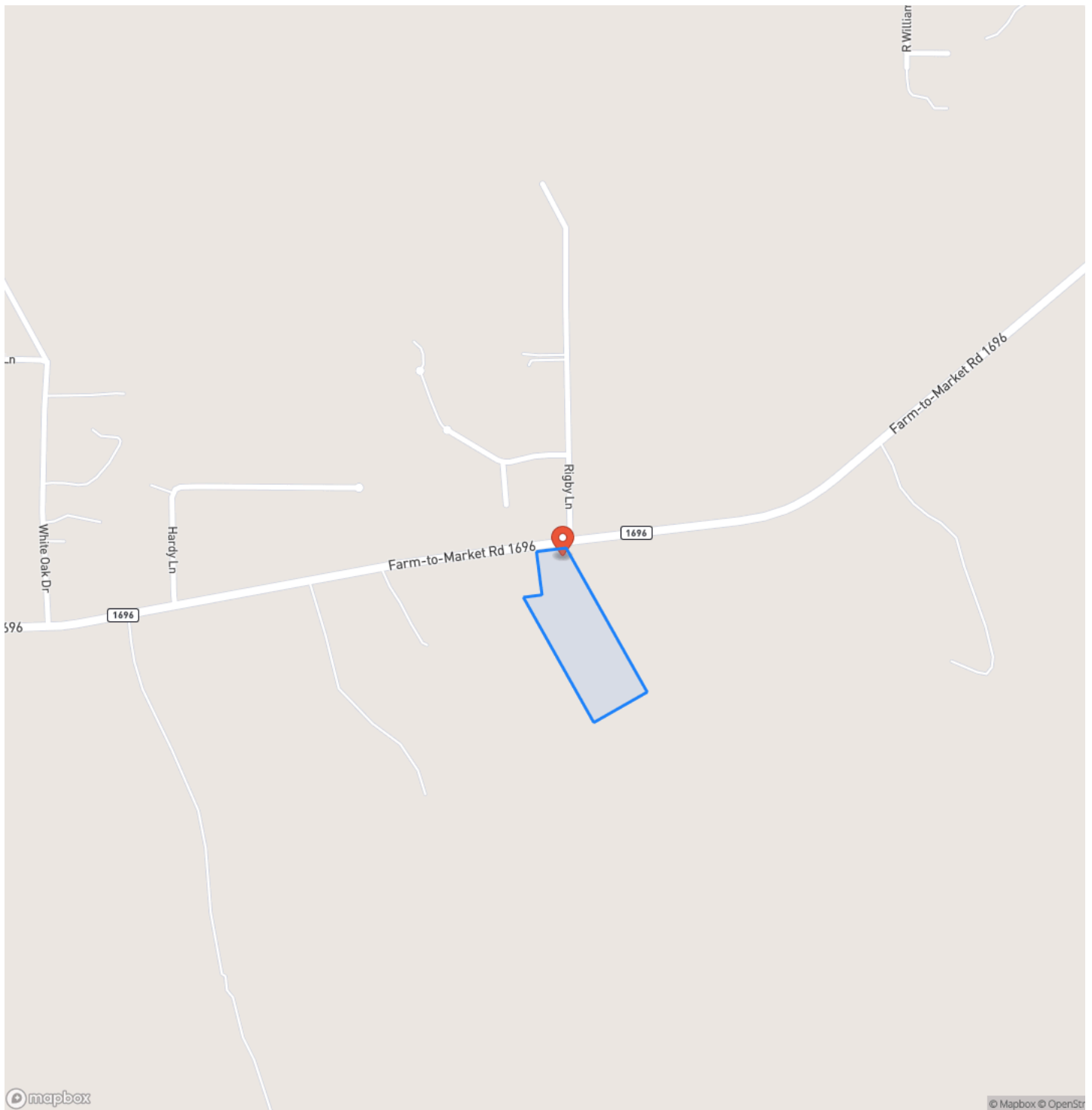
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Locator Map



Satellite Map



DISCLAIMERS

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Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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