

The Skye 11
502 CR 182
Marlin, TX 76661

\$650,000
11± Acres
Falls County



The Skye 11
Marlin, TX / Falls County

SUMMARY

Address

502 CR 182

City, State Zip

Marlin, TX 76661

County

Falls County

Type

Horse Property, Residential Property, Recreational Land

Latitude / Longitude

31.331399 / -96.803486

Dwelling Square Feet

2,000

Bedrooms / Bathrooms

3 / 2

Acreage

11

Price

\$650,000

Property Website

<https://ranchrealestate.com/property/the-skye-11-falls-texas/117238/>

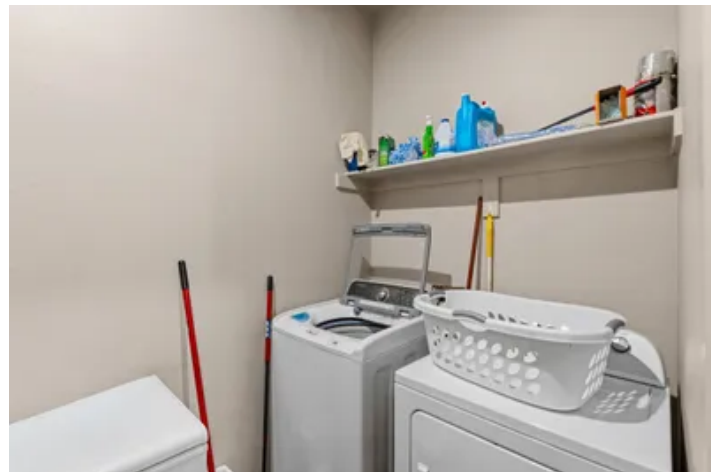


PROPERTY DESCRIPTION

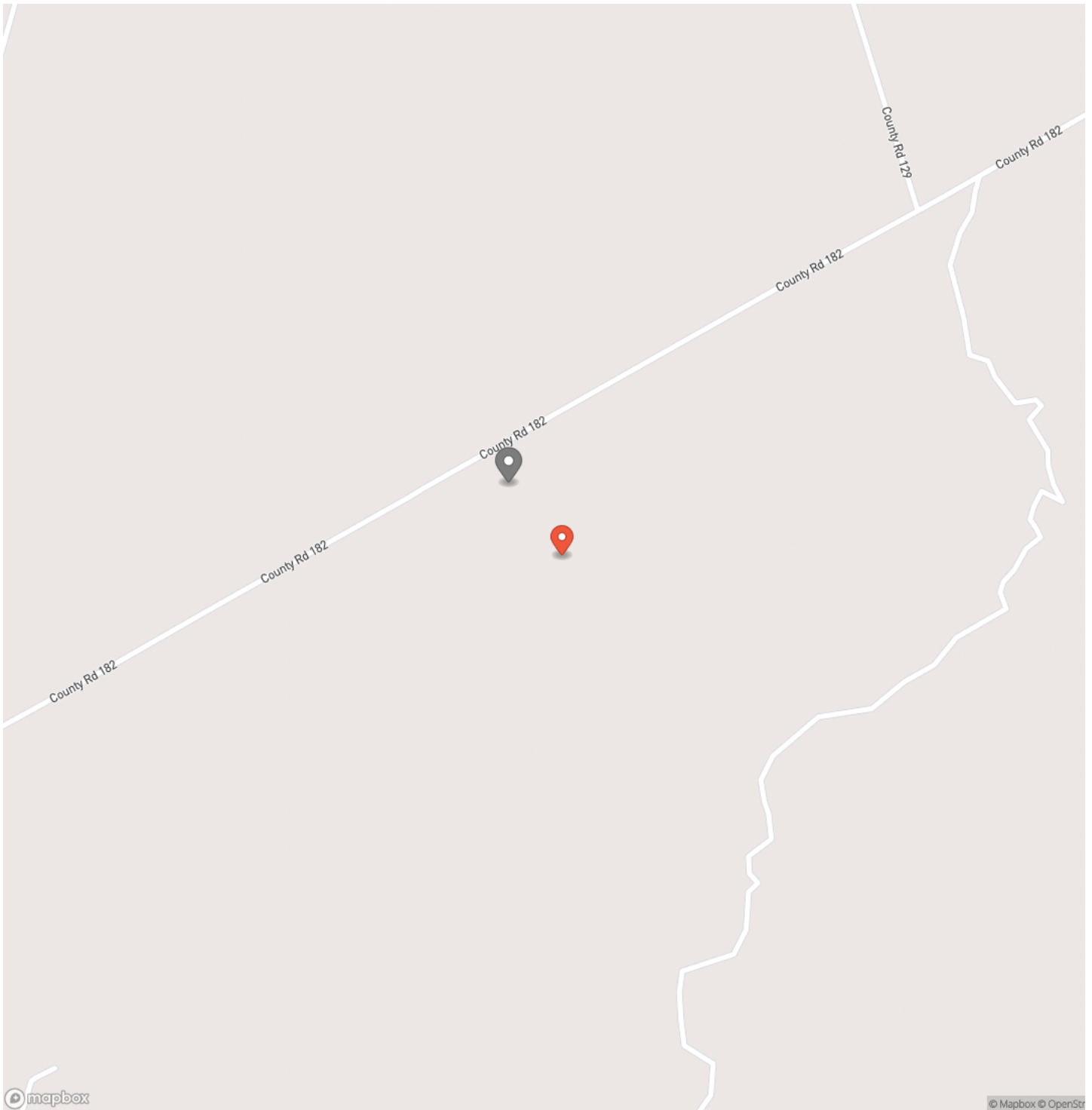
Along quiet county road 182 sits a fully improved 11+/- acres that has been curated for the discerning horse enthusiast. A custom 3 bed/2 bath metal barndominium built in 2024, greets you with a covered wraparound porch for 180 degrees of unobstructed pasture views. Inside the home, tall ceilings give way to a much larger living space and an authentic western feel with stained concrete flooring and stainless appliances. A stone fireplace gives the living space a cozy feel with ample natural light throughout. Nice finishes are found throughout the rest of the home with all utilities in place including community water, septic, propane, and starlink.

A 24' x 30' two horse stall with horse pasture access is in place with a tack and storage room. Water and electricity are in place as well to the stall. Approximately 4+/- Acres is fenced off for horse pasture leaving plenty of pasture room for riding or further improvements. All fencing is in excellent condition and ag exemption in place. Light restrictions are also in place to protect your investment and absentee owners to the left and right could be a possible avenue for additional acreage. Shopping and dining is only a brisk 9 minute drive into town for all of your creature comforts and only 35 minutes to Waco.

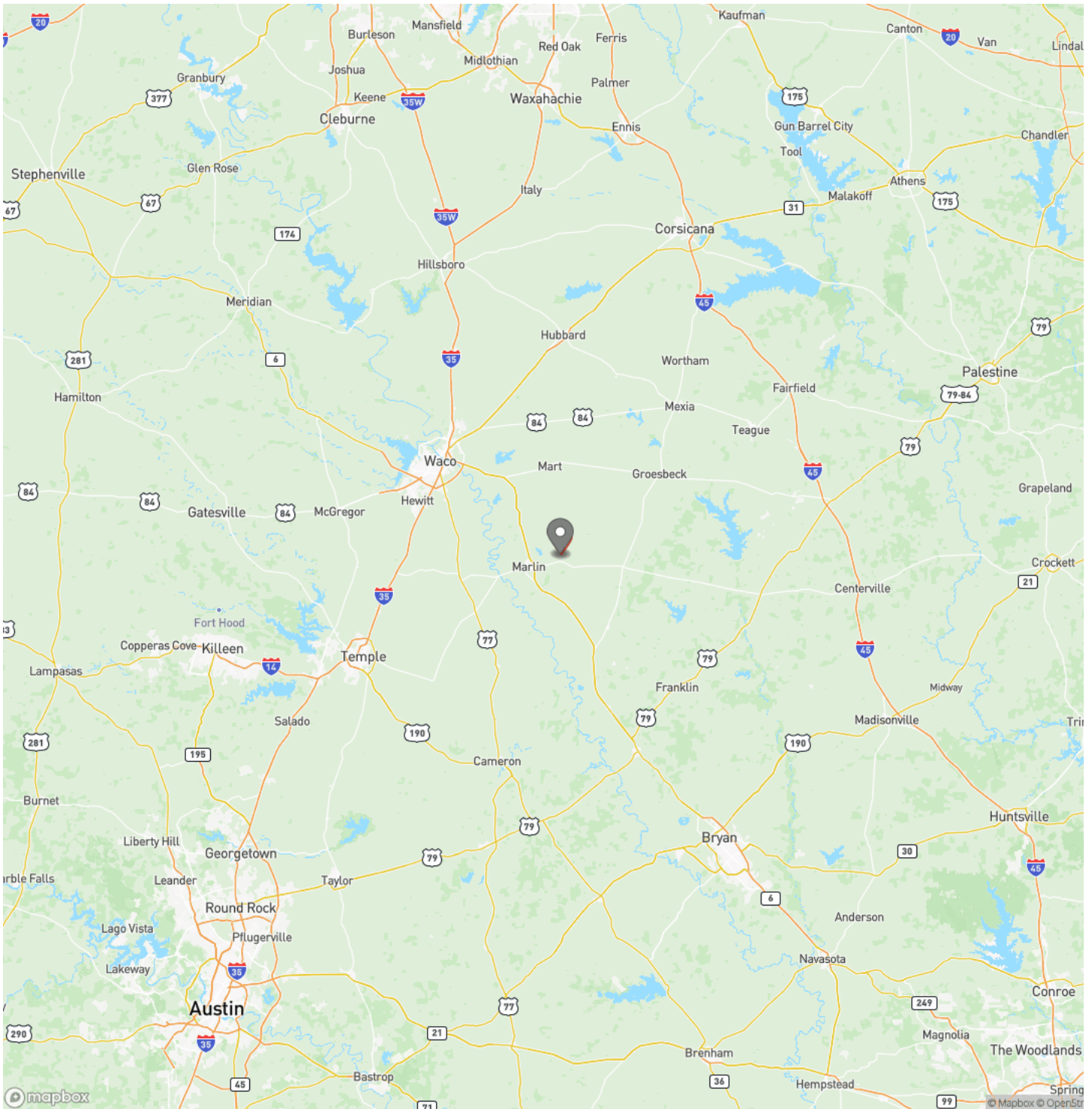
The Skye 11
Marlin, TX / Falls County



Locator Map



Locator Map



Satellite Map



For more information contact:



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NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Showings are done by appointment only with required 48-hour notice. 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. Please submit offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company. Buyer agent must make first contact, and be present from first showing forward to participate in full commission compensation at the discretion of Capitol Ranch Real Estate, LLC.

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