

**BEAUTY ON THE BLUFFS! Over 4700 sq ft
of luxury and unique character on 416.12
ac of prime Archer County, TX land
overlooking th
15830 FM 368S
Holliday, TX 76366**

\$1,395,000
416.120 +/- acres
Archer County



**MOSSY OAK PROPERTIES
OF TEXAS**

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SUMMARY

Address

15830 FM 368S

City, State Zip

Holliday, TX 76366

County

Archer County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

33.6811 / -98.8362

Dwelling Square Feet

4700

Bedrooms / Bathrooms

3 / 3

Acreage

416.120

Price

\$1,395,000

Property Website

<https://moreoftexas.com/detail/beauty-on-the-bluffs-over-4700-sq-ft-of-luxury-and-unique-character-on-416-12-ac-of-prime-archer-county-tx-land-overlooking-th-archer-texas/5368>



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PROPERTY DESCRIPTION

Luxury knows no bounds when it comes to this mixed use residential, recreational, ranchland 416.12 acre property outside of Holliday, TX 76366 in Archer County and the Holliday school district. The 4700 Sq. Ft. house was meticulously crafted and designed to offer all of the comforts your heart could desire, from the 3 bedrooms and 3 full baths to the open concept living room/dining room/kitchen. Marble, slate and hand scraped wood adorn the floors. The ceiling stretches to 16 Ft, while grand columns and archways add a degree of separation from living room to the game room/2nd living area. The home and shop have a built-in security system. Views through the large windows and French doors in the first floor master suite are breathtaking. The French doors lead directly to the swimming pool and backyard oasis. The master bath has a jetted tub, walk-in shower, a wall mounted fireplace, a huge walk-in closet with built-in storage and plenty of counter space. Natural sunlight streams through the south-facing wall of windows in the living room and master bedroom. The expanse of living room windows overlooks the swimming pool, outdoor kitchen cabana, fire pit, pasture and offers views of the lake. The kitchen is a chef's dream with floor to ceiling cabinets, granite counter tops, an island, gas range, a refrigerator that matches the cabinets, a walk-in pantry and a breakfast counter. The living room is not only embraced by the windows on the south and the columns to the north, but also has a gorgeous fireplace with built-in wall units on each side. At the front of the house is an extra living space, currently hosting a pool table. From the extra living space, a stairway will take you to the large upstairs bedroom. A third bedroom is located on the main floor next to the office. Down the hall from the office and 3rd bedroom is the theater room, complete with comfortable seating, a projection TV and a sound system. Recessed lighting and ceiling fans are throughout the home. The metal roof has a lifetime warranty. The three car garage also an abundance of storage and a 6 person sauna. A circle drive at the front of the home allows for plenty of parking.

The landscaping was beautifully designed and a sprinkler system is in place for the flower beds, trees and yard. The back porch leads down to the flagstone oasis. A saltwater gunite pool with deck jets and a water feature is conveniently located right next to the porch. An outdoor shower and bathroom are close by. Next to the pool is a fire pit, perfect for warming your toes on a cool night or simply relaxing around to enjoy the view. The outdoor kitchen cabana, complete with a granite island, has a kegerator, 2 refrigerators, a griddle, a gas grill, an oven, an icemaker, a pizza oven direct from Italy, a large fireplace, a big screen tv an a hot tub.

A large shop with 110/220 and living quarters is directly west of the residence. A loft for storage is above the living quarters. A couple of stalls outside allow for equipment or livestock to escape the elements.

The front of the property contains approximately 96 acres of cultivation. The land behind the home is



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where the majesty begins! From multiple valleys, bluffs and rock outcroppings to two ponds, the many elevation changes display gorgeous views for miles and unlimited views of Lake Kickapoo. Native grasses are thick and perfect for grazing, while a seasonal creek meanders through the ravines. Mesquite and hardwood trees afford coverage for livestock and wildlife alike.

This property is surrounded by large ranches and few houses, so the hunting is excellent with an abundance of whitetail deer, waterfowl, and turkey.



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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

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NOTES

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