

Rock House Ranch
19239 County Road 219
Ovalo, TX 79541

\$2,100,000
175± Acres
Callahan County



Rock House Ranch
Ovalo, TX / Callahan County

SUMMARY

Address

19239 County Road 219

City, State Zip

Ovalo, TX 79541

County

Callahan County

Type

Hunting Land, Ranches, Residential Property

Latitude / Longitude

32.1392425 / -99.5893486

Dwelling Square Feet

1

Bedrooms / Bathrooms

3 / 2

Acreage

175

Price

\$2,100,000

Property Website

<https://ranchrealestate.com/property/rock-house-ranch-callahan-texas/60606/>



PROPERTY DESCRIPTION

Discover the luxurious escape of Rock House Ranch, a breathtaking 175-acre retreat in Callahan County. This remarkable property features a stunning main home, a separate guest house, and unparalleled mountain views. The lodge-style main home, with its open concept design, showcases 16-foot ceilings, a magnificent rock fireplace, and abundant natural light. It comprises 3 bedrooms, 2 baths, a butler's kitchen, and an office that can be converted into a fourth bedroom. The master suite is a haven with walk-in closets, a stone-featured garden tub, and a covered porch offering panoramic views.

The grounds are meticulously maintained, featuring fruit trees and a park-like atmosphere. Relax on the spacious backyard porch overlooking a stocked fish tank, with abundant wildlife providing a picturesque backdrop. The property is highly energy-efficient, well-insulated, and equipped with city water and fiber-optic internet.

Rock House Ranch also includes a separate one-bedroom guest house with a full kitchen and bath, perfect for guests or as a rental for additional income. The property offers ample covered parking with a 30x30 foot area and a 40x50 foot foam-insulated barn with roll-up doors, accommodating large vehicles like RVs. The ranch is a paradise for hunters, with deer, turkeys, quail, doves, and hogs frequently spotted. It also features 4 stock tanks, working cattle pens, and a loafing shed.

This turn-key property combines luxury and nature, making it an ideal retreat for weekends or a lifetime. The Rock House Ranch awaits its new owners to experience its unparalleled beauty and exceptional amenities. A must-see to truly appreciate!

House has Fiberoptic cable and master closet is also a storm shelter.

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

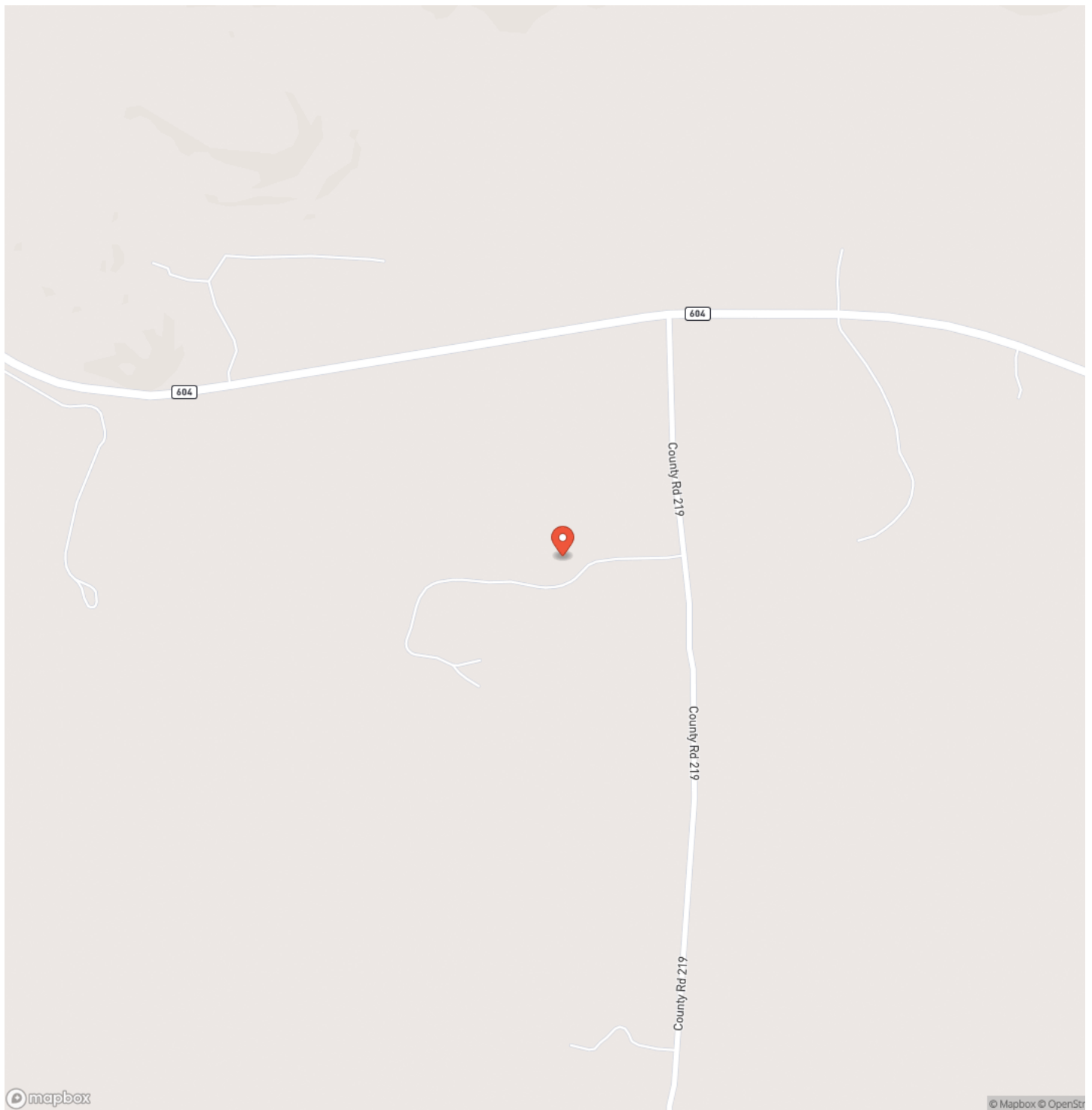
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. 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.

Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.

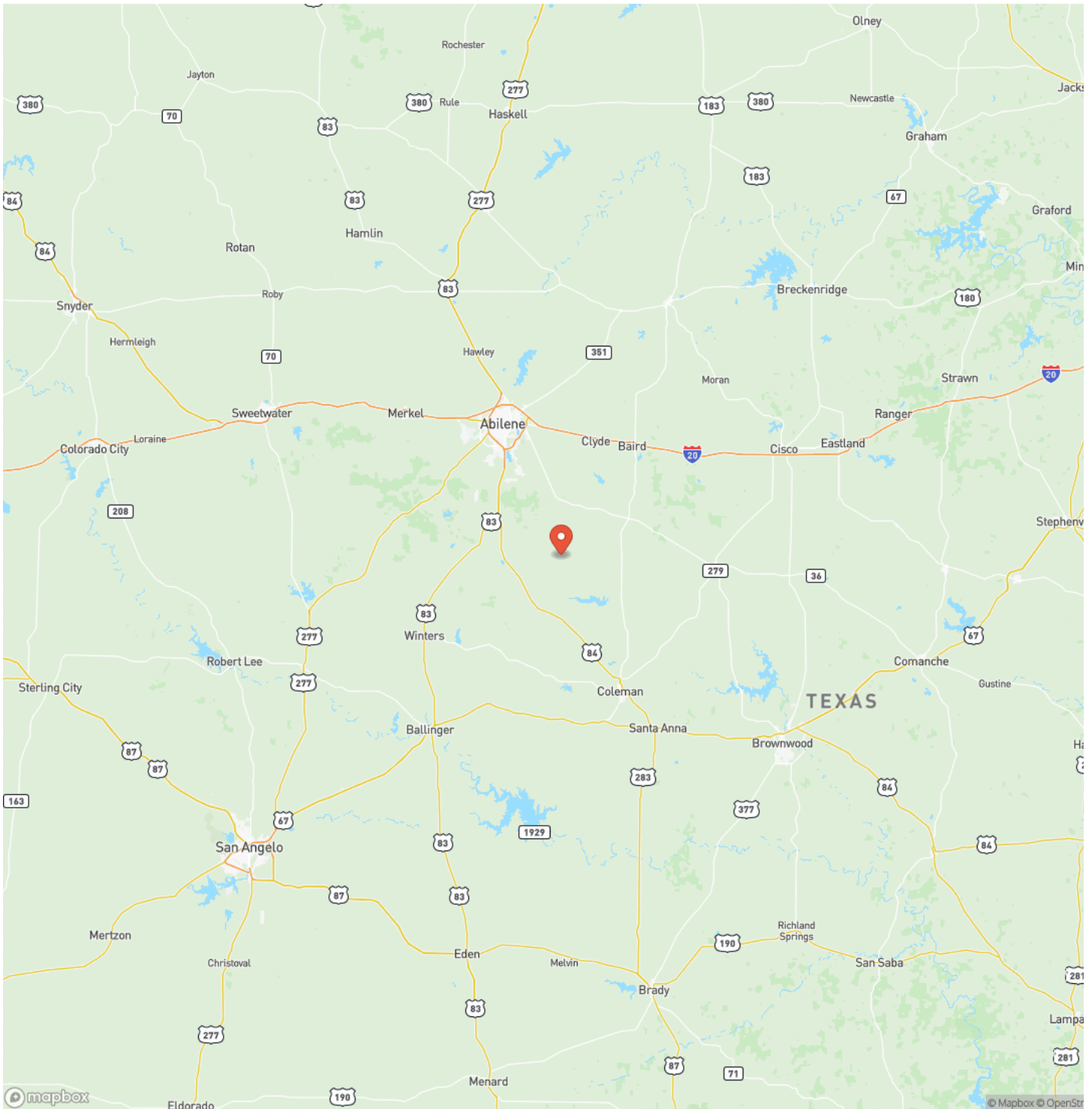
Rock House Ranch
Ovalo, TX / Callahan County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Ruffner, DVM

Mobile

(817) 946-7742

Email

Steve@CapitolRanch.com

Address

City / State / Zip

Graham, TX 76450

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
