



## **BUFFALO OAKS RANCH 150 + | - ACRES** **1504 CR 4135 | Hico, Texas 76457**

150 + | - acres right outside of Cranfills Gap, Texas. This ranch is located 2 hours from Dallas, 1.5 hours from Fort Worth and 1 hr. 45 min. to Austin. Buffalo Oaks is surrounded by large ranches making it secluded, peaceful & quiet. This property is located at the intersection of paved road FM 1238 & CR 4135 just a short distance to Cranfills Gap and not far from quaint downtown Hico, Texas where you will find precious boutiques, coffee shops, wine tastings & restaurants.

The custom "Granbury" stone house with metal roof was built in 2011 and is well maintained. This house is very unique in that it is made of solid stone 16" exterior and interior walls; it is 1620 sq. ft. with 3 bedrooms, 2 bathrooms. Walk into the beautiful stone foyer and enter directly left into the open concept living, dining & kitchen. The living room has vaulted ceilings with hickory wood floors, a wood burning stove as well as a wood burning fireplace. The kitchen has knotty alder cabinets, with a wolf commercial gas range & oven, kitchen-aid dishwasher & refrigerator. The kitchen island has plenty of storage with granite countertops, a built in butcher block, and a cooper sink. Just off the kitchen is a butler's pantry with ample storage. The home has two bedrooms each with a closet on one wing with a shared bathroom with sliding ranch doors to each bedroom. The master bedroom is just to the right of the foyer and has amazing sunlight! The master offers a closet, and bathroom with claw foot tub, double vanities, and large shower. The main house has 880 sq. ft. of outdoor porches. Outside living is best spent under the magnificent oak trees that surround the house & guesthouse.

In addition to the main house is a charming guesthouse that was the original farmhouse on the property built in 1949 and is 1,008 sq. ft., 2 stories with 3 bedrooms, 1 bathroom, living room and kitchen.

The property has majestic large oaks trees! There is a dry creek that meanders through the center of the property and attracts abundant wildlife. The ranchland has a 60 ft. elevation change from the front of the gate to the hilltop located behind the house that has amazing views as well as a black walnut grove and massive post oaks. The land is a mixture of native grasses, juniper trees, and hardwoods. There are four water tanks- 2 seasonal and 2 year round. The property is currently used for grazing cattle. The ranch is fenced & cross fenced and has a large metal barn (40' x 60') for equipment storage, hay, feed and other agricultural items. There is also a conex building used for storage and a 250 gallon water storage container. The potential of the property is endless with several building sites if one chose to divide.

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SELLING FINE TEXAS RANCHES

**Stefanie Cobb or Tai Cobb Klam, Broker**  
**tel: 972-989-5200 or 254-253-0157**  
**cobbranchproperties.com**



# Buffalo Oaks Ranch

Water Well: 540 ft. deep

House is Electric & propane

Internet: Hughes-net

Electric: United Cooperative

Taxes: \$2,465.36 based off current agricultural exemption

Minerals: The ranch is not held by production. Consult listing broker for more information on minerals.

Prospects may be required to provide proof of funds or a letter of qualification prior to scheduling a showing. Exclusively Listed by Stefanie Cobb (972) 989-5220 and Tai Cobb-Klam (254) 253-0157. Cobb Properties strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. \*Buyer(s) agent/broker must be identified on first contact, and must accompany buying prospect on first showing to be allowed the possibility of fee participation. If this condition is not met, fee participation will be at sole discretion of this firm.



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*Tai Cobb Klam*

RANCH BROKER

[tai@cobbranchproperties.com](mailto:tai@cobbranchproperties.com)

(254) 253-0157

[WWW.COBBRANCHPROPERTIES.COM](http://WWW.COBBRANCHPROPERTIES.COM)