

Quarrel Creek Ranch
17252 State Hwy 317
Moody, TX 76557

\$825,000
30.660± Acres
Bell County



**Quarrel Creek Ranch
Moody, TX / Bell County**

SUMMARY

Address

17252 State Hwy 317

City, State Zip

Moody, TX 76557

County

Bell County

Type

Ranches

Latitude / Longitude

31.2136016 / -97.4000279

Dwelling Square Feet

1722

Bedrooms / Bathrooms

3 / 2

Acreage

30.660

Price

\$825,000

Property Website

<https://ranchrealestate.com/property/quarrel-creek-ranch-bell-texas/60629/>



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PROPERTY DESCRIPTION

Located just 30 minutes from Waco, TX, this 30.66-acre property features a charming 1,722 sq. ft. single-story home with 3 bedrooms and 2 bathrooms. The property offers a perfect blend of comfort and sustainable living, making it ideal for both a full-time residence or a part-time getaway.

What sets this property apart is not only its serene natural beauty but also its potential as a land investment. With its well-crafted features and prime location, this property presents an enticing opportunity for individuals seeking both personal enjoyment and long-term investment.

Location: This property is ideally situated close to Austin, Waco, and just minutes from Temple, providing convenient access to city amenities while maintaining a peaceful retreat.

Home: The 3-bedroom, 2-bathroom home boasts an open floor plan with a well-appointed kitchen, cozy living area, and comfortable bedrooms. It offers 1,722 sq. ft. of living space, designed for modern comfort.

Outdoor Features:

Dog Walk and Garden: Enjoy a fenced-in dog walk and raised bed garden for sustainable living. Chicken Coop: A large chicken coop adds to the property's self-sufficiency appeal. Pond: A standout feature is the 1.5-acre pond, ready to be stocked with fish, providing endless recreational possibilities. Wildlife: Large trees serve as the only fencing, allowing deer and other wildlife to roam freely, enhancing the peaceful natural setting.

Development Potential: The property's square shape and prime location make it ideal for development. Whether you're seeking a serene lifestyle or a great investment opportunity, this property has it all.

Local Area: The proximity to Waco and Temple offers a balance of rural tranquility and city conveniences. The nearby cities are known for their vibrant communities, rich history, and excellent amenities.

Schedule your private showing today and explore the potential of this versatile and scenic property.

This is the perfect property for full-time residents, short-term rental, development, and more!

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.

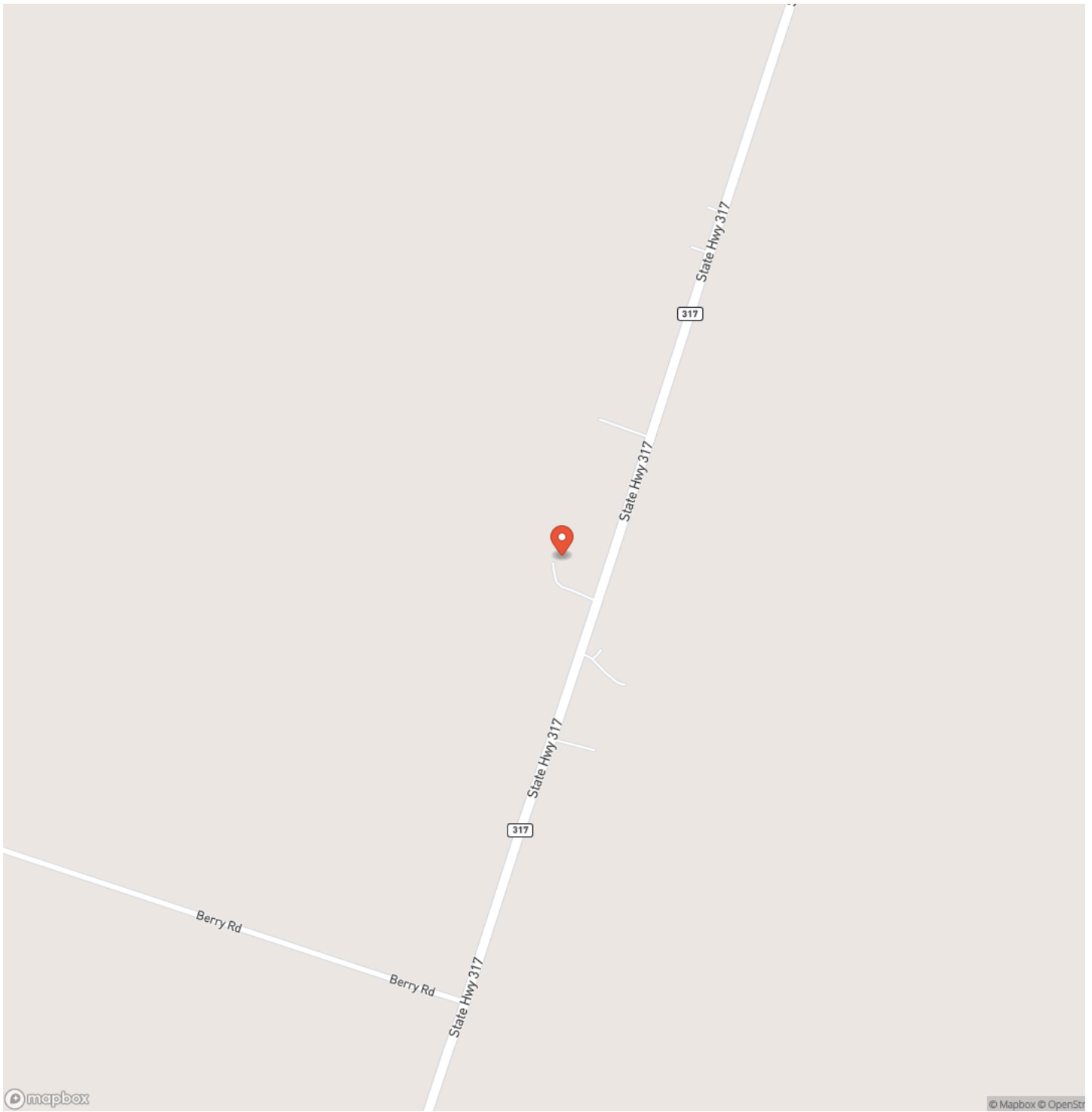
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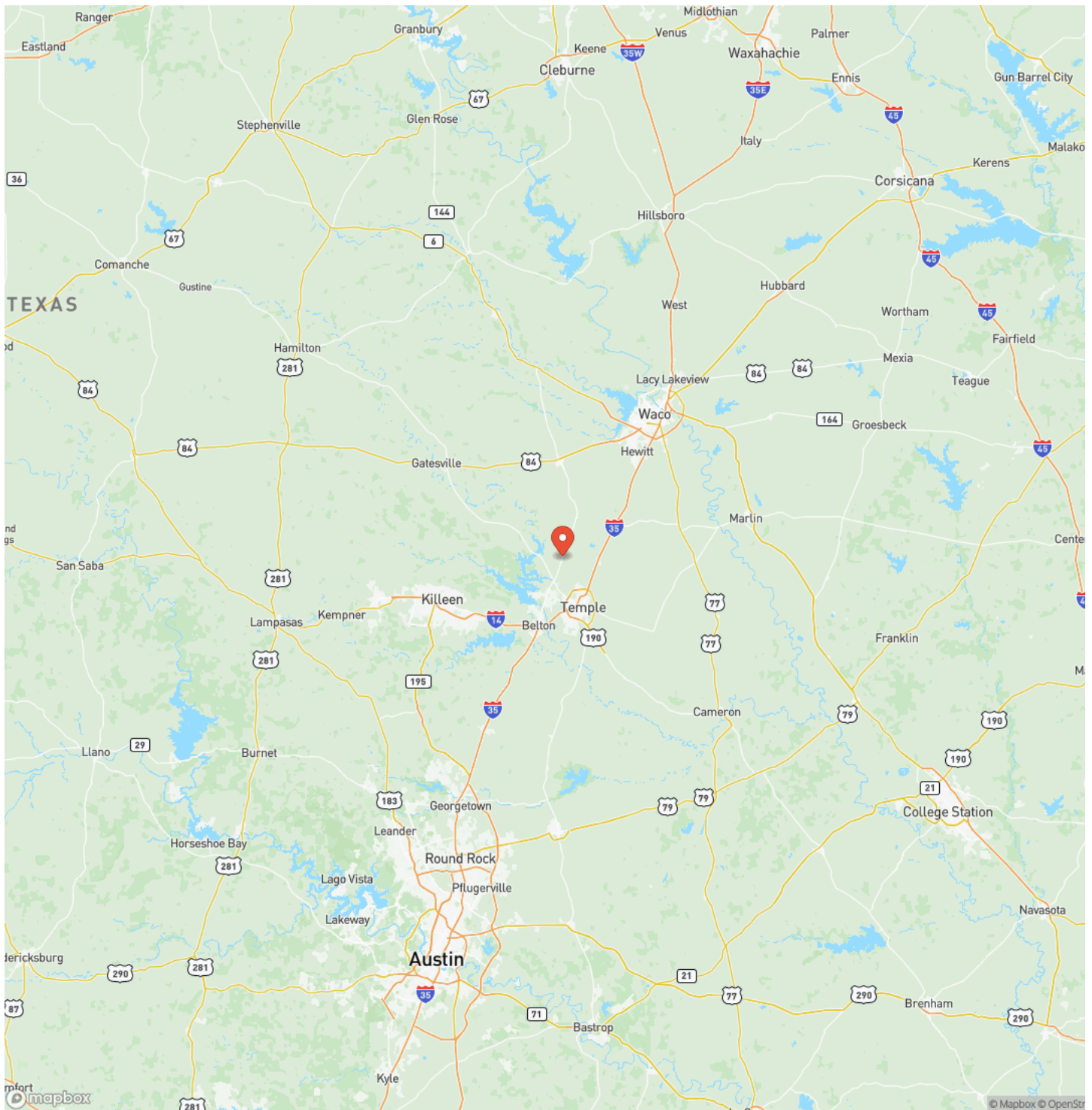
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Locator Map



Locator Map

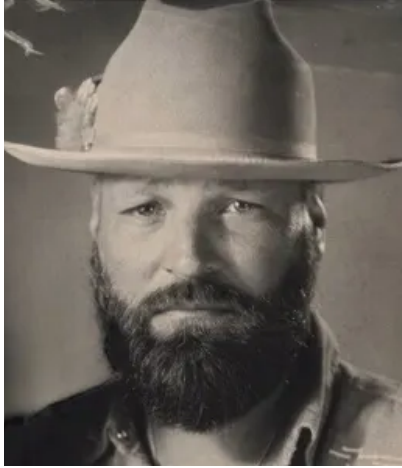


Satellite Map



Quarrel Creek Ranch
Moody, TX / Bell County

LISTING REPRESENTATIVE
For more information contact:



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Davin Topel

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(435) 225-6636

Email
Davin@CapitolRanch.com

Address

City / State / Zip
Austin, TX 78745

NOTES

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