

\$6,981,572 - 301 Pr 2267, Sonora

MLS® #21057930

\$6,981,572

2 Bedroom, 1.00 Bathroom, 2,016 sqft

Residential on 2252.12 Acres

NA, Sonora, TX

LAND: This beautiful ranch is irregular in shape with paved road frontage on RM 864 and RM 2597. It offers a variety of elevation changes with good draws, native pastureland, and scattered live oaks, juniper and mesquite trees and is separated into several pastures with ample water supply for grazing livestock and wildlife.

IMPROVEMENTS: Headquarters is 2,016 sq. ft., 2 BD, 1 full BR. This entertaining paradise has a large living room with fireplace, wood floors, and wood carved wall accents. The galley style kitchen has brick floors and opens into the living and dining rooms. The home is stucco with metal roof and offers a large, fenced front and back yard with cedar stays, and stucco columns.

A 1 room bunkhouse is in the backyard with a bedroom, shower, sink, cabinetry, and washer & dryer.

A 1,152 sq. ft. 2 story rock house, completely remodeled, offers 1 large BD upstairs, a full BR, family room and kitchen.

A 4-BR, 1 BR, Jim Walters home with 1,425 sq. ft., open concept living room, dining room, galley kitchen, fireplace, and large utility room. This home offers and large covered front porch and fenced yard.

A 912 sq. ft. mobile home with 3 BD, 2 BA, and covered front porch.

2 walk in coolers. Large shop with electricity, barn and pipe corrals. 2 water wells. Excellent fences!



MINERALS: The owner will convey all minerals owned with the sale of the property and leasing rights.

SUMMARY: This ranch is an ideal property for family and guests to enjoy hunting, recreation, and ranch life in beautiful Sutton County. It offers an easy drive from Sonora, San Antonio, Junction or San Angelo. It offers plenty of lodging and accommodations for large groups year-round who want to get away from the city. Native and exotic game in the area include Whitetail, Axis, & Sika deer, turkey, hogs, dove and quail. Sutton County has exceptional hunting! Additional acreage is for sale in the area. Contact the listing agent for locations and acreage amounts.

Essential Information

MLS® #	21057930
Price	\$6,981,572
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,016
Acres	2,252.12
Type	Residential
Sub-Type	Farm
Style	Ranch
Status	Active

Community Information

Address	301 Pr 2267
Subdivision	NA
City	Sonora
County	Sutton
State	TX
Zip Code	76950

Amenities

Utilities	All Weather Road, Asphalt, Gravel/Rock, Outside City Limits, Propane, Septic, Well
Garages	Carport, Detached Carport, No Garage

Interior

Interior Features	Decorative Lighting, Paneling, Pantry, Walk-In Closet(s)
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

Exterior

Exterior Features	Covered Porch(es), Rain Barrel/Cistern(s)
Lot Description	Acreage, Agricultural, Irregular Lot, Many Trees, Cedar, Mesquite, Oak, Pasture
Roof	Metal
Construction	Stucco

School Information

District	Sonora ISD
Elementary	Sonora
High	Sonora

Listing Details

Listing Agent	Jim Davis
Listing Office	Stephens Ranch Hand Real Estate

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