

Ranch - Brookeland, TX



151 W Magnolia Drive, Brookeland, TX, 75931

Offered at \$2,430,000

Meticulously crafted 27 acre ranchette located just off of Lake Sam Rayburn's shores has been designed to optimize the natural beauty of it's East Texas backdrop while providing a modern escape. A fully operational ranch, this property is highlighted by it's 2700 sqft barndominium w/ an attached 1792 sqft garage/workshop. Living areas have been divided to allow for a 1286 sqft main level living space featuring a bedroom, bath & full size gourmet kitchen that opens onto the living space w/ fireplace! The second floor features 1421 sqft with 2 bedrooms featuring bunk built-ins, 1 bath & a kitchenette with living area. The property offers a primary barn with double stalls, hay/dry storage, cold storage for tack & a bug prevention system that opens to a covered chute area w/ squeeze chute allowing for easy organization/transport. The pasture features 2 ponds fed by a custom drainage system with spillways, a secondary barn with cold & dry storage areas, irrigated berry patch & so much more!

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
27.34 acre (lot size)
Built: Unknown year



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