

# Free Standing, Traditional - Sargent, TX



**234 County Road 285, Sargent, TX, 77414**

Offered at \$2,400,000

Spectacular location and Investment opportunity to live and enjoy 17.5 beautiful acres on Caney Creek. Besides the main house, there are two additional homes on the property that are currently rented, 33 RV spaces, 3 park models which are occupied by permanent residents and continuous vacationers coming to Sargent throughout the year. There is a large propane tank, a bath house and laundry mat, a large, screened community room with a bathroom, full kitchen, workout area and a large outside deck with covered area, firepit, and BBQ pit. There is also a pier and boat slip. There are 4 stocked ponds, 3 water wells, 5 septic systems, 3 lift stations, and a shed for the mowers. Sargent is growing and here is the perfect opportunity to be a part of it. Call today!

1 Bedrooms

1 Bathrooms

2,252 sqft

17.5 acre (lot size)

Built: 1995



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