

# Single Family Residence - Santa Anna, TX



**401 Cr 119, Santa Anna, TX, 76878**

Offered at \$1,475,000

104.86 ACRES COMPLETE WITH THREE FURNISHED CABINS, RURAL WATER, SEPTIC, ELECTRICITY, STORAGE BUILDING, COVERED PARKING AREA! THE OWNERS HAVE USED ONE OF THE CABINS AS AN AIR B&B FOR SIX MONTHS OUT OF THE YEAR AND IT HAS PRODUCED A LUCRATIVE INCOME. THE CABINS ARE SITUATED ON A HILL OFFERING SPECTACULAR VIEWS AND SUNSETS. A ZERO TURN MOWER, HONDA ATV, FIVE DEER STANDS, SIX FEEDERS AND A COUPLE OF BOW STANDS CONVEY. IT IS COMPLETELY FENCED WITH SEVERAL FOOD PLOT AREAS, ONE IS IRRIGATED AND A POND WITH FISHING PIER THAT, EVEN WITH OUR EXTREMELY DRY CONDITIONS, STILL HAS A LOT OF WATER. THE REMAINDER OF THE PROPERTY IS ROLLING TO HILLY TERRAIN WITH AN EXCELLENT COVER OF OAKS AND BROWSE FOR WILDLIFE. DEER, TURKEY, HOG, AND BIRD HUNTING ARE EXCELLENT AS EVICENCED BY THE TRACTS ON THE PROPERTY. WILDLIFE EXEMPTION IS CURRENT AND ALL OWNED MINERALS CONVEY WITH THE SALE. THERE ARE NO DEED RESTRICTIONS. PROPERTY HAS COUNTY ROAD ACCESS AND REMOTE CONTROLLED GATE.

1 Bedrooms

1 Bathrooms

0 sqft

104.86 acre (lot size)

Built: 2018



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