

# Traditional, Single Family w/ Acreage - Kirbyville, TX



## 769 County Road 482, Kirbyville, TX, 75956

Offered at \$423,450

Look at this Great Updated Brick Farmhouse w/large covered patio and double carport on 37.7 AC m/l that is livestock ready, A Bright and airy living space welcomes you home, and the large wood burning fireplace in your dining/kitchen area makes the space cozy. 3 spacious bedrooms and 2 bathrooms, a huge laundry room boasting tons of storage plus a large flex space with the potential to be a den/4th bedroom, and so much more! The 2,960 sq ft pole barn on slab features (7) 12x35 bays, overhead lights, and water nearby. Approx. 31.7 AC is barb wire fenced pasture, approx. 1.5 AC pond, livestock holding pens, and the potential to be amazing! Additional building on slab, approx. 1,926 sq ft with office and half bath also on the property, could have a new lease on life with some work. Also, an approx. 100ft x 230ft concrete slab where green houses were previously that could be the foundation for another structure in the future! Fruit Trees, Pecan Trees, & Azaleas on the property!

4 Bedrooms

2 Bathrooms

2,038 sqft

37.7 acre (lot size)

Built: Unknown year



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