



MOFFETT & COMPANY

EAST TEXAS LAND

802 W. Bluff St. - Woodville, TX 75979 - Ph: 409-283-8737

Full Service Real Estate Sales, Serving the Pineywoods of East Texas

COLMESNEIL "TRAILS END RANCH"



This end-of-the-road property features approximately 180+/- acres of scenic rolling hills, several clear flowing streams, open improved pastures, and heavy mixed natural woods along with a modern three bedroom, two baht, 3,000+ square foot home built into a hill with large open windows overlooking one of three stocked lakes. Also on site is a guest cabin and a large cattle or horse operation featuring several barns for animals, hay, and equipment.

The home features floor-to-ceiling double paned insulated glass windows that offer spectacular views of the lake and grounds below. Other features include tile flooring throughout, large master suite with office, walk in shower and garden tub; an all electric kitchen with built in refrigerator and plenty of counter space; huge utility room with "dumbwaiter" electric lift to garage below; a sunny breakfast area with views of lake; high ceilings throughout; free standing fireplace in huge open family room with many built ins; and much, much more....

The property features gently rolling to very steep terrain and has several hilltops that offer great views of the woods and lakes. It is perimeter fenced and is extensively cross fenced with the eastern one-third of the property being mostly open pasture while the remaining area is heavily to partially wooded with larger pines and hardwoods. Clear Fork Creek a crystal clear live water sandy stream crosses through the middle of the property and offers great habitat for wildlife and game.

A true one-of-a-kind Pineywoods Showplace located just an hour north of the Beaumont/Pt. Arthur Golden

Triangle area or around two hours from north Houston.

OFFERED AT \$750,000.00

Contact Bela Nagypal, Agent/Realtor® or Milton Moffett, Broker/Realtor®
See us on the web: <http://www.mmoffett.com>, or email info@mmoffett.com