



MOFFETT & COMPANY

EAST TEXAS LAND

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

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

WARREN AREA FAMILY RETREAT



Retreat to the country with this beautiful and nicely improved 50+/- acre mixed used property located outside of Warren. Property improvements includes a two bedroom, one bath (plus loft) home, a neat "bunkhouse" with full bath, an in-ground pool, a barns with stalls, and equipment shed.

The approximate 1,400 square foot wood sided home on slab features: ;Open floorplan design; All electric kitchen with bar opens to living room; Living room with brick fireplace and vaulted ceilings with open wooden beams; Separate dining area; Wood paneling throughout; Loft bedroom/office; Central air/heat; Covered front porch; Fenced yard; In-ground pool with pavillion and bar-b-que area; Water well and newer on-site septic system.

Across the pool is the approximate 1,000 square foot "bunkhouse" on concrete slab which features one huge open room with vaulted ceilings, ceiling fans, a full bathroom, a large utility room, and huge screened in porch overlooking the pool.

The property is mostly wooded with pines and hardwoods while the area around the homesite to the 1 1/2 acre fishing lake is open and cleared. A nostalgic metal barn with stalls, a large metal equipment shed, and wellhouse area located near the homesite. This wonderful recreational Pineywoods family property offers fishing, swimming, hunting, wildlife watching, and other outdoor activities. A great private location, yet less than an hour's drive north of the Beaumont/Pt. Arthur area or around two hours from north Houston. Nice improvements with a picturesque setting! Call for more information today. **Listed at \$385,000.00**

Contact Bela Nagypal, Realtor® or Milton Moffett, Broker/Realtor®

See us on the web: <http://www.mmoffett.com>, or email info@mmoffett.com