

# \$845,000 - 21209 Fm 463, Devine

MLS® #1542844

## \$845,000

3 Bedroom, 3.00 Bathroom, 2,909 sqft  
Farms and Ranches on 26.91 Acres

N/A, Devine, TX

This inviting property has a beautiful, 3bed/3bath ranch style main house with over 3500+/- SF and a 900+/- SF one bedroom guest or mother-in-law cottage with full kitchen, bath and washer/dryer hookups with separate water and utility meters. Both the main house and guest cottage have a new metal roof recently installed. Property includes over a dozen shade trees as well as fruit producing pear, peach and pecan trees. This ranch has a full 18 fenced, irrigated acres perfect for pasture cows or horses. Current owners had over 20 horses on this property. Property includes horse stalls and a small greenhouse. An additional 8 acres directly behind the home is perfect for setting up your own horse training arena. Training arena fencing is included with this property as well as a tractor, hay baler, grass cutting implement and other equipment with a full price offer. This home includes a massive 40x60 shop with enough extra space to park the largest RV you own with lots of storage, 220 power and comes with it's own utility meter. This is a dream shop/mancave for any cowboy! Attached to the shop is another 20x60 covered parking area and more storage. There is a water well onsite with pumphouse as well as 2 septic systems, one of which has just been cleaned and inspected. The backyard includes a large covered patio, a huge shade tree and a small work shed with power as well as an above ground pool fully equipped with a pump and cleaner for those hot summer days.



Come and see this beautiful farm & ranch today!

Built in 1974

### **Essential Information**

MLS® #	1542844
Price	\$845,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,909
Acres	26.91
Year Built	1974
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Active

### **Community Information**

Address	21209 Fm 463
Subdivision	N/A
City	Devine
County	Medina
State	TX
Zip Code	78016

### **Amenities**

Utilities	Butane/Propane Leased, Electricity, High Speed Internet, Telephone, Water
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### **Exterior**

Exterior Features	Additional Structures, Barn, Detached Quarters, Fenced, Garage, Horse Stalls, House, Irrigation System, Outdoor Arena, Security System, Storage Building, Tractor Shed, Workshop
Lot Description	Ag Exempt, Improved Water Front, Mature Trees (ext feat), Pasture
Construction	Brick/Stone

### **School Information**

District	Natalia ISD
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Elementary	Natalia
Middle	Natalia
High	Natalia

### **Listing Details**

Listing Office      JB Goodwin, REALTORS

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