

\$3,800,000 - 9131 Cr 3477, Menard

MLS® #4946567

\$3,800,000

3 Bedroom, 2.00 Bathroom, 250 sqft

Farm on 1,382.00 Acres

NONE, Menard, TX

Once a part of the famous Noyes Ranch, the Fountain Creek Ranch is an outstanding 1,382 acres that is conveniently located approximately 20 miles WSW of Brady and approximately 20 miles ESE of Eden. The property fronts CR 3477 (Callan Rd.).

The landscape of this high fenced property is diverse in soils and tree cover, giving it a feel of several different ranches under one fence. The gently rolling topography has a 100 foot elevation change and offers distant views from various locations. Tree cover consists of live oak, shin oak, and mesquite. Some areas have been cleared of brush and mesquite, leaving a park of large live oaks, good native grasses, and areas for food plots. There is a good and easily drivable interior road system. The current owner has been told that the land is one of the strongest in the area for cattle. Fountain Creek (intermittent) meanders across the property and there are several sites that have the possibility for a lake or ponds. There is a small pond that the owner stocked with catfish.

Water to the improvements is supplied by a shared Hickory Sand Well (3,500 ft). The well services three contiguous properties and the ranch is well watered with pipelines, storage reservoirs, and troughs.

Improvements include a 3 bedroom, 2 bath double wide home (approx. 1,920 sq. ft.). The home is in very good condition and has a great covered porch to enjoy the sunsets. In addition to the home is a one bedroom, one



bath huntersâ€™ cabin, an implement barn, and a set of pipe working pens. The ranch has been high fenced for 20+ years and game include wildebeest, black buck, axis, white tail, turkey, dove, and varmints. Several years ago a previous owner brought in northern genetics with several doe from Ohio. Most of the blinds and feeders will convey. If you are looking for a ranch with a lot of character and great hunting, the Fountain Creek Ranch is worth a look.

Built in 1995

Essential Information

MLS® #	4946567
Price	\$3,800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	250
Acres	1,382.00
Year Built	1995
Type	Farm
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	9131 Cr 3477
Subdivision	NONE
City	Menard
County	Menard
State	TX
Zip Code	76858

Amenities

Utilities	Electricity Connected, Water Available
Features	None
Parking	See Remarks
View	Pasture, Hills

Waterfront	Pond, Seasonal
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Interior

Interior	Carpet, Laminate
Appliances	Dishwasher, Microwave, Refrigerator, Electric Oven
Heating	Central, Electric
# of Stories	1
Stories	One

Exterior

Lot Description	Trees Large Size, Views, Agricultural, Rolling Slope
Roof	Metal
Construction	HardiPlank Type
Foundation	See Remarks

School Information

District	Other
Elementary	Other Brady
Middle	Other
High	OtherBrady

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