

Dooley Creek Ranch

15± ACRES | LIMESTONE COUNTY, TEXAS



TEXAS
RANCH
SALES, L.L.C.

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 **FRONTAGE ON FM 937**


 **RURAL WATER & ELECTRICITY**


 **6BR/3BA HOME**

 **WET-WEATHER DOOLEY CREEK**

 **3 HORSE STALLS & CORRALS**

 **IMRPOVED COASTAL PASTURES**

 **LOW-FENCED**

 **LESS THAN 5± MINUTES FROM FISHING & RECREATION AT LAKE LIMESTONE**





Located less than five minutes away from the 15,000± acre Lake Limestone, is the 15± acre Dooley Creek Ranch for sale in Limestone County. The property has frontage on Farm to Market Road 937 in a great central location in Groesbeck, Texas, just 45 miles east of Waco, about one and a half hours south of the DFW metroplex, two hours northeast of Austin, and two and a half hours north of Houston.

The ranchette is low fenced with a nice modern style 3,390± square-foot two-story home that boasts six bedrooms and three bathrooms. It has an open floor plan concept with a formal dining room, a recently updated kitchen, large living area with a fireplace and tile floors throughout the lower level, laminate wood floors on the second story, a spacious exercise room and a bonus room. Outside the home, there is a nice single-car garage with a mancave and a recreational hangout area, along with a covered three-car carport. Additionally,

there are three horse-stalls on the property. Single-phase electricity and rural water service the ranchette.

Improved coastal pastures with oak trees dotting the acreage characterizes the landscape whilst providing cover to the abundant native wildlife. Whitetail deer and feral hogs are frequently spotted roaming the land.

In addition to the public parks and boat ramp available on the nearby Lake Limestone, the property also borders Dooley Creek, which features running water year-round and is known for some of the best crappie fishing in the area during the spawn.

Dooley Creek Ranch is an ideal rural homestead convenient to numerous big city amenities and recreational destinations.

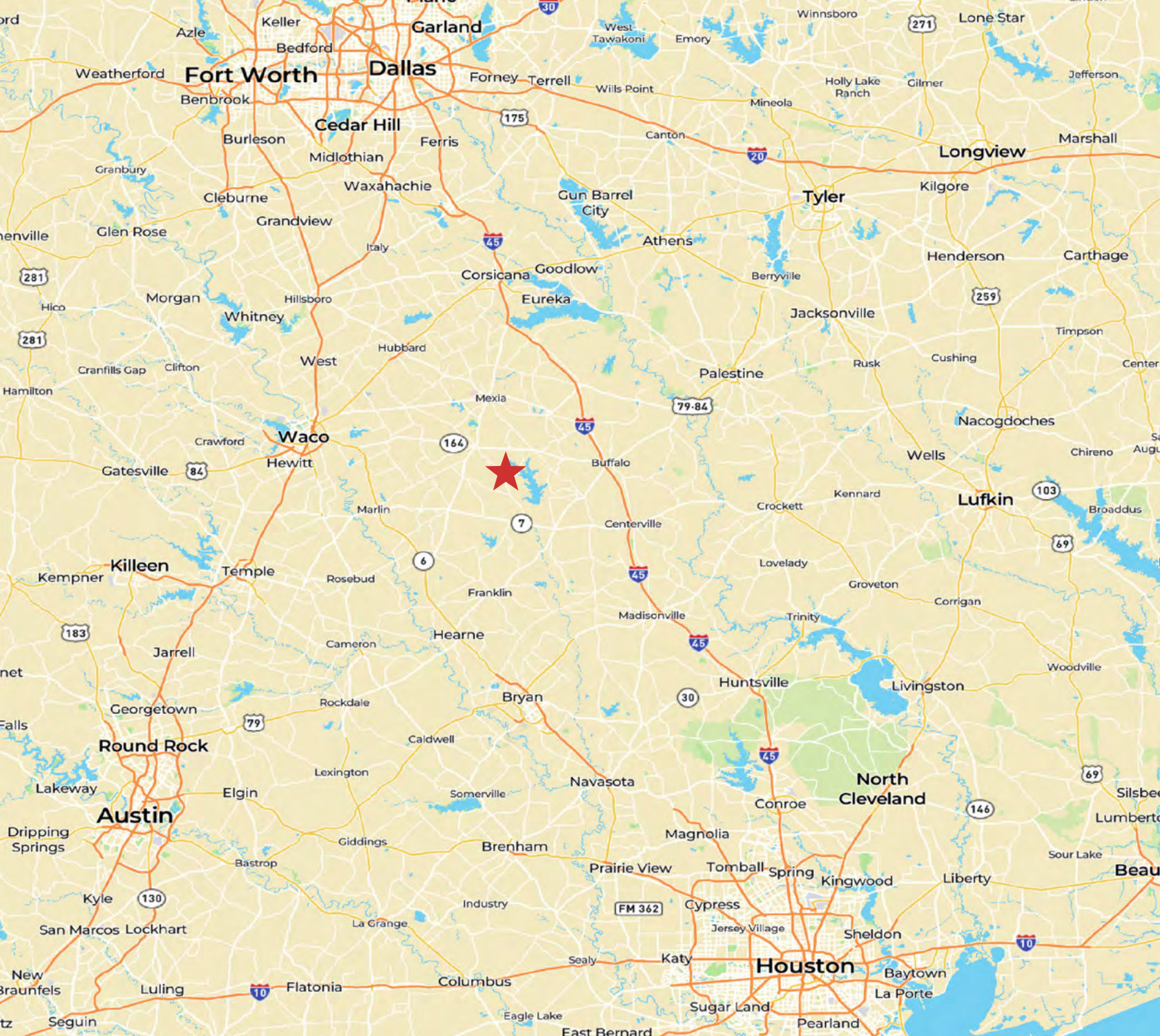




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Ranch. financing made simple



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