

3044 FM 1746

• WOODVILLE, TX •



FOR SALE | 40+ Acre Farm / Ranch

 **NEWCOR**  
COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

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**Address:** 3044 FM 1746 - Woodville, TX 75979

**Property Features & Amenities:** ± 43 Acres  
± 4,624 SF Home ( 2 Bed / 2.5 Bath with Loft)  
Home Built in 2006

Home Interior Finishes Include: Handmade Solid  
Oak, Red Oak, White Oak, Pin Oak All Procured  
From the Property

Cement Kitchen Sink with Copper Inlay (1940's era)  
2" Thick Brazilian Cedar Front Door  
Stained Concrete Floor  
New 5 Ton HVAC Unit

36 x 36 Barn with Restroom  
Pond Stocked with Catfish, Bass, Perch  
Fishing Pier

Property consists of Garden with Blueberries,  
Strawberries, Peppers, Cantaloupe, Cucumber, Tomatoes  
Additionally, property consists of Pecan, Apple, Orange,  
Loquat, Magnolia Trees

Livestock features Goats & Longhorns + Cattle Pen

Motor Home Shed (16 x 36)  
Two (2) Deer Stands

New Water Well (Approx. 1 Year Old - 160ft. Depth)

Septic Tank Field Lines Recently Upgraded

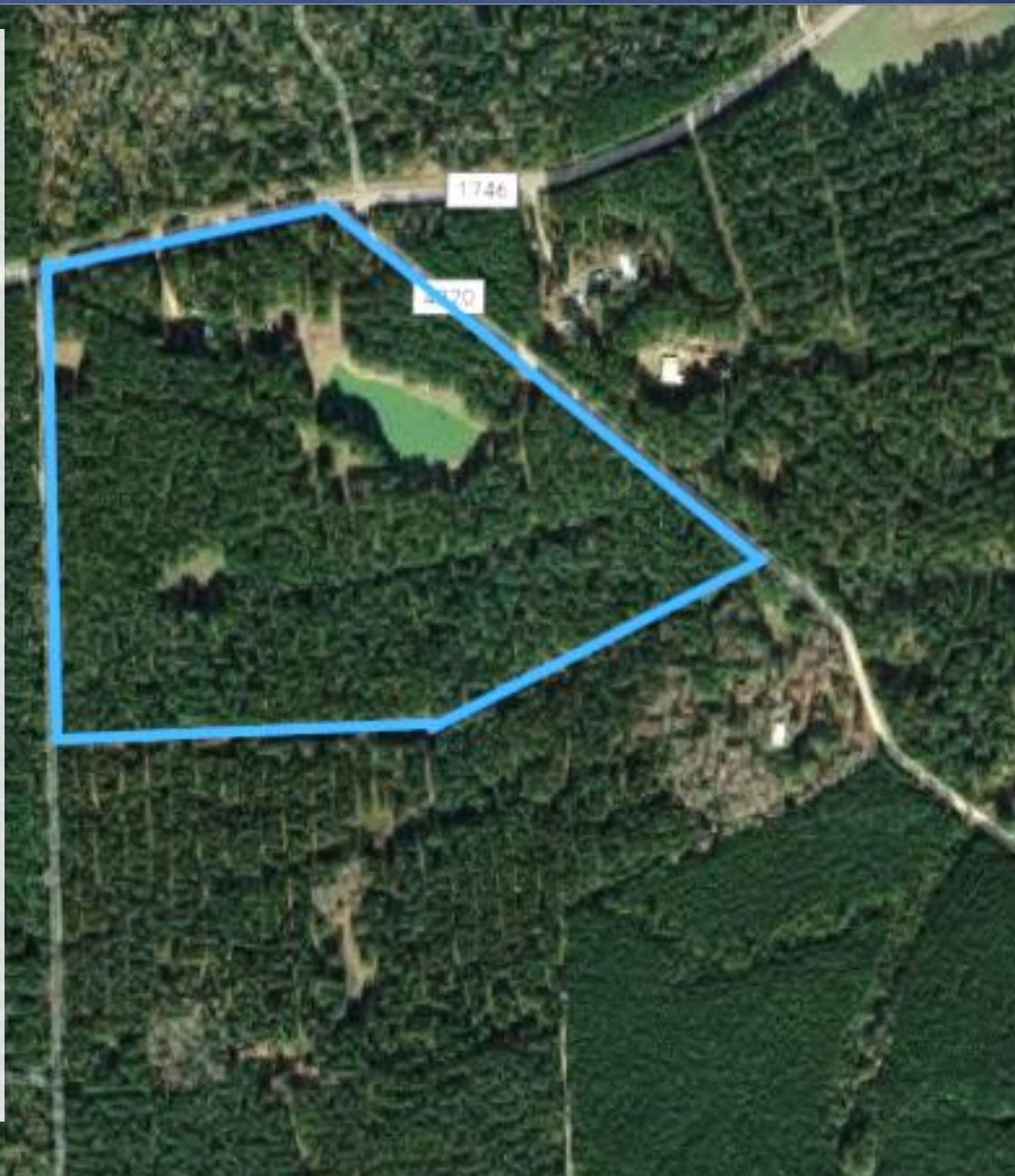
Three (3) 5-Gallon Septic Tanks

Soft Fence/Cross Fence Around Perimeter of Property

Sale includes Tractor & Wood Splitter

**Offer Price:** \$1,200,000.00

★ Note: Detailed Information available upon execution of CA

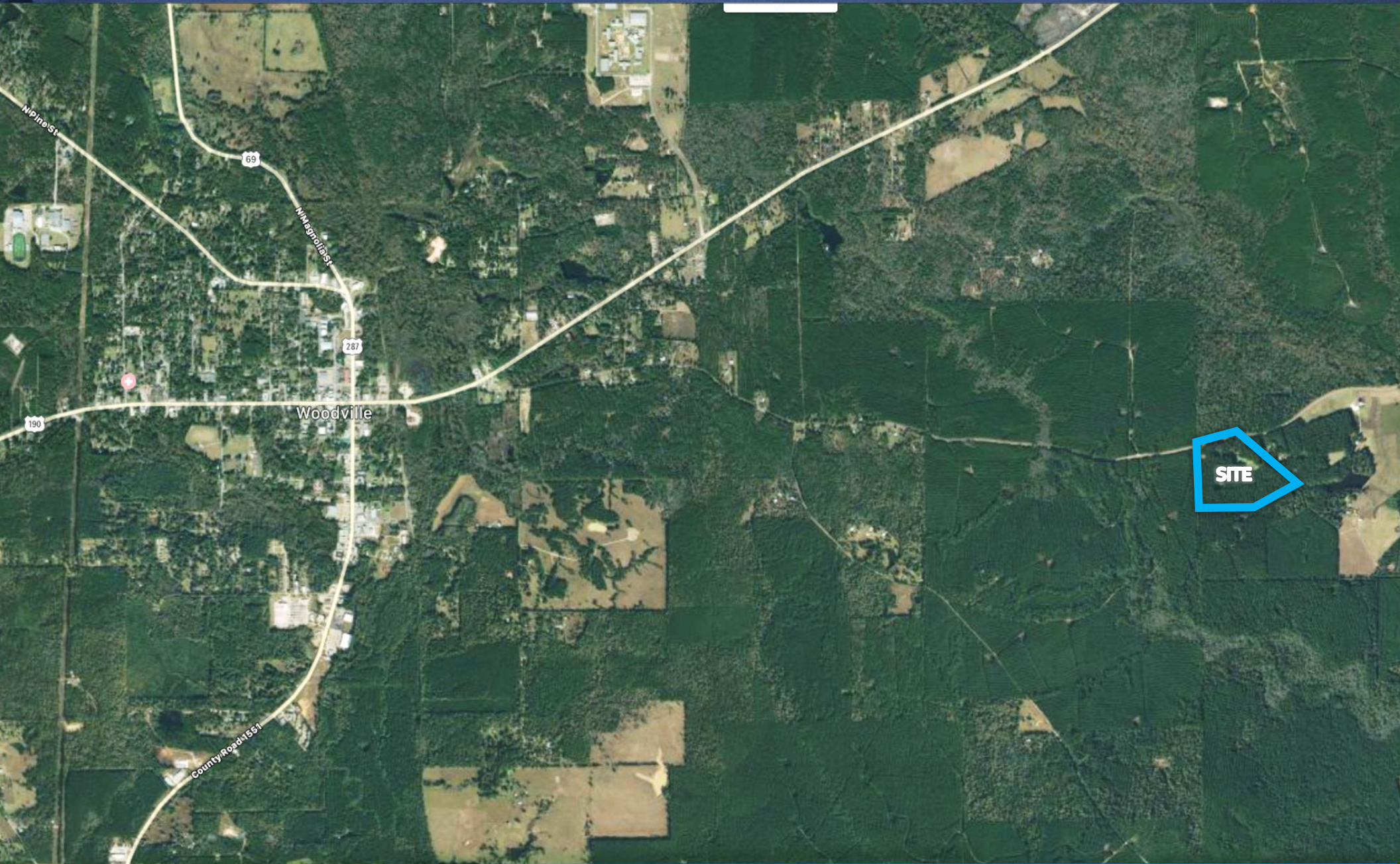


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# PROPERTY LOCATION



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS

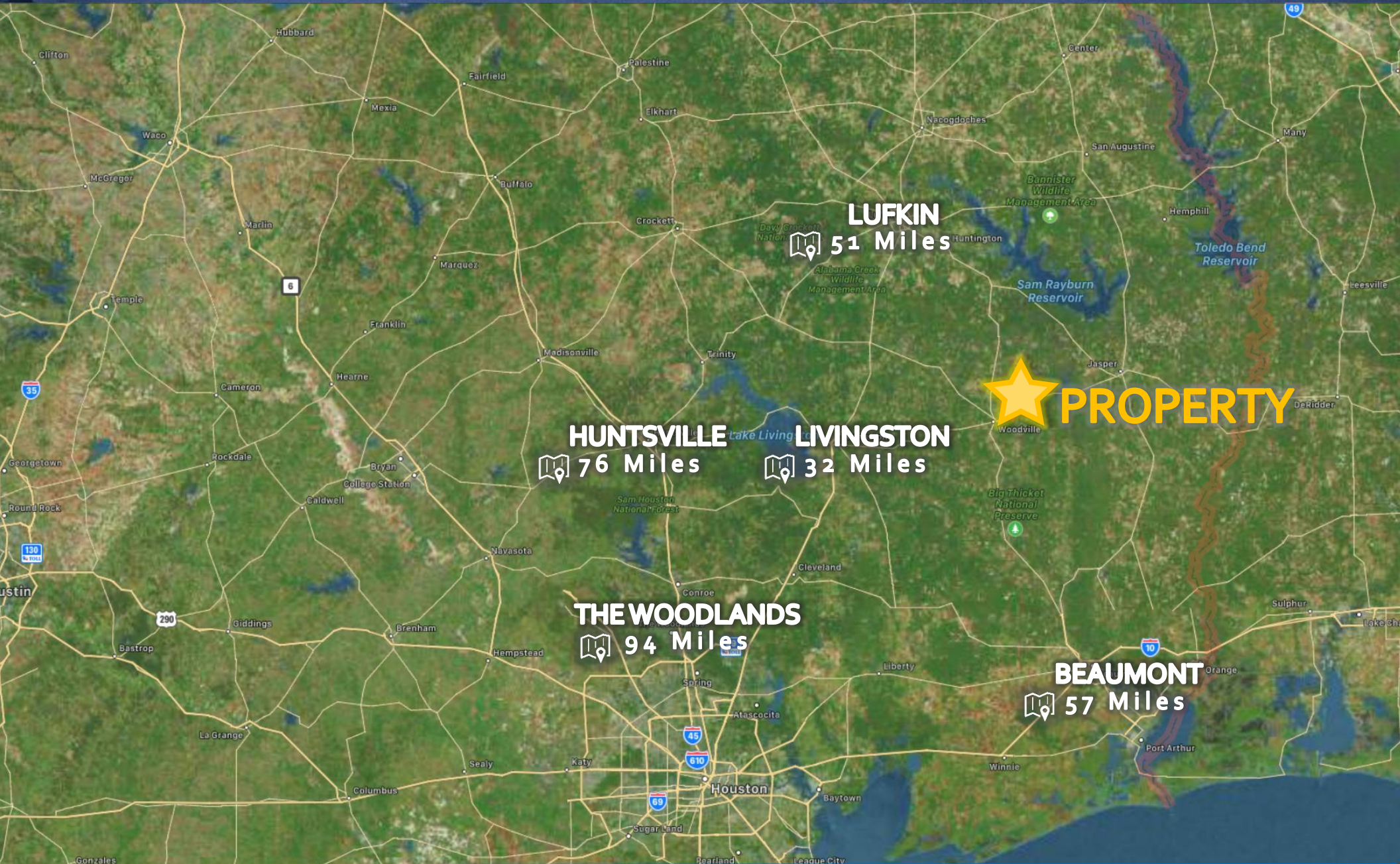


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AERIAL MAP



# FOR MORE INFORMATION



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