



**MLS# : 42142-15561**

**Price : \$1,500,000**

**Type : Ranches**

**Size : 464 Acres**

**Beds: 3**

**Baths : 2.00**

**Address : 2066 FM 2789 Malta, TX , Malta , Texas , 75570**

## FEATURES

- ✓ 464+ ACRES
- ✓ STOCKED PONDS
- ✓ TWO SHOPS
- ✓ MALTA, TEXAS
- ✓ RANCHLAND
- ✓ CATHEDRAL CEILINGS
- ✓ STORAGE
- ✓ BOWIE COUNTY, TEXAS

## ABOUT THE PROPERTY

For Sale Cattle Ranch With Home in Bowie County. This ranch consists of 464 acres of productive, pretty, conveniently located and fronts on an FM Highway 2789 between 2 really small towns. The address is DeKalb, Texas but it is located just 8-9 miles from the town of New Boston which is the center of Bowie County. If you are raising children along with the cattle, a good elementary school is located just a few miles from the property. (Malta ISD). The pastures are very clean and open with lots of Bermuda, some Bahia, clovers, and other grasses. Its is sufficient with water and hay. There are 2 separate hay meadows, 2 water meters and a well, and, stock ponds in each pasture. The home has approximately 3,165 SF under roof with 2,121 sf in living space. It has 3 bedrooms and 2 baths. The living room has lawyers paneling with cathedral ceilings and a nice fireplace. Kitchen and formal dining room, nice laundry room with lots of storage. The garage is 2 car with lots of room for storage. There is 2 shop type of buildings. One is an all-steel, insulated with workbench and storage and 30'X40'. A wood type shop building the previous owners used as storage for 4 wheelers. A 50'x40' 4 stall horse barn and stud pen with loafing shed is another improvement. Come to Northeast Texas and enjoy all the splendor of our mild 4 seasons, beautiful native oaks, pecan, pine, and sweet gum trees, beautiful blue skies, and the friendly people of the South. Call Tina M. Kruse for much more information AT (903) 278-5489, or, 903 667-3727.

## CONTACT US

**TINA KRUSE**  
BROKER/ OWNER

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