

# \$490,000 - 7687 County Road 450, Rocksprings

MLS® #1834294

**\$490,000**

4 Bedroom, 2.00 Bathroom, 1,984 sqft

Residential on 46.32 Acres

DOVE CREEK, Rocksprings, TX

Come enjoy the wildness and the amazing views of this 46.32 acres hidden ranch located near Rocksprings Texas. Great area for hiking, hunting, and peace and quiet out in the wilderness! This 46 acre ranch comes with 28 solar panels, water well, and a 2022 doublewide mobile that's 1984 square feet home with upgraded features. Plenty of game for one to hunt for. Schedule your appointment today. 1 needed 1 blind (not staying, but negotiable).

Built in 2022

## Essential Information

|                |                              |
|----------------|------------------------------|
| MLS® #         | 1834294                      |
| Price          | \$490,000                    |
| Bedrooms       | 4                            |
| Bathrooms      | 2.00                         |
| Full Baths     | 2                            |
| Square Footage | 1,984                        |
| Acres          | 46.32                        |
| Year Built     | 2022                         |
| Type           | Residential                  |
| Sub-Type       | Manufactured                 |
| Style          | One Story, Manufactured Home |
| Status         | Active                       |

## Community Information

|         |                      |
|---------|----------------------|
| Address | 7687 County Road 450 |
| Area    | 3100                 |



|             |             |
|-------------|-------------|
| Subdivision | DOVE CREEK  |
| City        | Rocksprings |
| County      | Edwards     |
| State       | TX          |
| Zip Code    | 78880       |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Controlled Access |
| Parking   | Oversized         |
| Pool      | None              |

### Interior

|              |                                                                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Breakfast Bar               |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Dishwasher, Smoke Alarm, Security System (Owned), Electric Water Heater, Plumb for Water Softener, Carbon Monoxide Detector, Satellite Dish (owned) |
| Heating      | Central                                                                                                                                                                                                             |
| Cooling      | One Central                                                                                                                                                                                                         |
| Fireplaces   | Not Applicable                                                                                                                                                                                                      |
| # of Stories | 1.0                                                                                                                                                                                                                 |
| Stories      | 1                                                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Siding                                                                                                                                                |
| Exterior Features | Covered Patio, Deck/Balcony, Double Pane Windows, Mature Trees                                                                                              |
| Lot Description   | County Vlew, Mature Trees (ext feat), Level, 15 Acres Plus, Ag Exempt, Gently Rolling, Horses Allowed, Hunting Permitted, Partially Wooded, Sloping, Wooded |
| Roof              | Metal                                                                                                                                                       |
| Construction      | Pre-Owned                                                                                                                                                   |

### School Information

|          |                 |
|----------|-----------------|
| District | Rocksprings ISD |
|----------|-----------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2025 |
| Days on Market | 296                |

|                |          |
|----------------|----------|
| HOA Fees       | 231.60   |
| HOA Fees Freq. | Annually |

### **Listing Details**

|                |               |
|----------------|---------------|
| Listing Agent  | Craig Mendoza |
| Listing Office | eXp Realty    |

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