

\$279,000 - Tbd Other, Sanderson

MLS® #1868547

\$279,000

4 Bedroom, 0.00 Bathroom,
Farm Ranch on 208.00 Acres

N/A, Sanderson, TX

Welcome to Sanderson Ranch, the cactus capital, offering 208 sprawling acres with panoramic views in every direction. This property is perfect for outdoor enthusiasts, hunters, or anyone seeking wide-open space and natural beauty. The ranch features a 1,600 sq ft home built in 2009, with four bedrooms, one bathroom, a spacious kitchen, and a comfortable hangout area. The house is currently powered by a generator (buyer to provide), with the option to install solar. It's set up for propane, and water is hauled in and stored on-site, with a pump conveniently located underneath the house.

Additional water storage and pump is available near the animal troughs. For hunting and wildlife lovers, the property boasts five feeders, four blinds, and covered storage containers.

Wildlife commonly seen on the ranch includes quail, mule deer, elk, Russian boars, javelinas, and coyotes. The land is easily explored, thanks to a network of roads and trails that crisscross the property. Whether you're looking for recreation, hunting, or a peaceful retreat, Sanderson Ranch has it all.

Practical details: The septic system is a 600-gallon tank that's ready to be installed. Annual POA fee is just \$208.

Built in 2009

Essential Information

MLS® # 1868547



Price	\$279,000
Bedrooms	4
Bathrooms	0.00
Acres	208.00
Year Built	2009
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	Tbd Other
Area	3100
Subdivision	N/A
City	Sanderson
County	Terrell
State	TX
Zip Code	79848

School Information

District	Terrell County ISD
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable

Additional Information

Days on Market	161
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Listing Details

Listing Agent	Andrew Werner
Listing Office	Texas Ranch Kings Realty, LLC

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