

# \$820,000 - 101 Ranch, Adkins

MLS® #1882878

**\$820,000**

3 Bedroom, 3.00 Bathroom, 2,752 sqft  
Residential on 6.49 Acres

OLD RANCH FARMS SUB, Adkins, TX

Welcome to 101 Ranch Rd in Adkins, TX - where 6.5 fully fenced acres, wide-open skies, and space to dream await you. This inviting 3-bedroom, 2-bathroom home offers the perfect blend of rural charm and peaceful living. Whether you're sipping coffee on the porch, growing your homestead, or just enjoying the quiet of country life, you'll feel right at home the moment you arrive. Tucked away behind a gated entrance, the property also features a charming studio guest house with its own full bath-perfect for hosting loved ones, creating a private office or art studio, or even generating rental income. Need space to work or play? The large workshop with two bays and a 2-car garage with built-in storage open up endless possibilities-store your equipment, launch a side business, or dive into your favorite hobbies. With Hwy 87 frontage, easy access to La Vernia and Hwy 1604, and plenty of room to expand, this property offers the flexibility to live, work, and create all in one place. Whether you're looking to raise animals, garden, build, or just breathe a little deeper, 101 Ranch Rd is more than a home-it's a place to live your vision.

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 1882878   |
| Price    | \$820,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,752                  |
| Acres          | 6.49                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 101 Ranch           |
| Area        | 2800                |
| Subdivision | OLD RANCH FARMS SUB |
| City        | Adkins              |
| County      | Wilson              |
| State       | TX                  |
| Zip Code    | 78101               |

### **Amenities**

|           |                    |
|-----------|--------------------|
| Amenities | None               |
| Parking   | Detached, Attached |
| Pool      | None               |

### **Interior**

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Interior        | One Living Area                                   |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection |
| Heating         | Central                                           |
| Cooling         | One Central                                       |
| Fireplace       | Yes                                               |
| # of Fireplaces | 1                                                 |
| Fireplaces      | One                                               |
| # of Stories    | 1.0                                               |
| Stories         | 1                                                 |

### **Exterior**

|              |           |
|--------------|-----------|
| Exterior     | Brick     |
| Roof         | Metal     |
| Construction | Pre-Owned |
| Foundation   | Slab      |

**School Information**

|            |                |
|------------|----------------|
| District   | La Vernia Isd. |
| Elementary | La Vernia      |
| Middle     | La Vernia      |
| High       | La Vernia      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 98              |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Agent  | Kyrissa Parsons   |
| Listing Office | Sovy Realty Group |

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