



# VALLEY RANCH

Amazing 97 acre Cattle ranch with gorgeous home tucked away in a valley setting along the Hi View Ranch Creek. Located at the end of a mile long driveway from the gated entrance through open & newly fenced pastures.

The valley supports tons of Pecan, Oak, Elm & Cedar TREES which surround the home. The HVR Creek flows seasonally making this property a rare OASIS!

Home features a gorgeous living area with an open concept, wood floors & beams. Wooded creek views perfect for entertaining & relaxing with nature.

Fabulous master suite with large shower & walk in closet.

Hobby & Craft room ample storage & work surfaces.

From the two bedroom main home, there is an adjoining 400 SF living area complete with full bath, bedroom and living room continuing this homes uniqueness!

The 800 SF back patio is incredible for nature watching overlooking the creek.

The 97 acres contains three buildings:

- 1) 4200 SF Concrete floor shop with electrical, office, full bath and built in work areas and storage
- 2) 4000 SF Barn with corral system for cattle
- 3) 800 SF barn with 6' fencing

Valley Ranch is well equipped for your cattle and land company!

