

CURMUDGEON FARMS

18± ACRES | WOOD COUNTY, TEXAS



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Property Features

- Mineola, Texas
- 2,226± sq/ft barndominium
- Concrete walkway to firepit, pergola, & garden
- 2 barns & a portable shed
- No-climb perimeter fencing
- 1 pond & spring-fed creek
- High-quality hay producing 900-1,200± bales
- All equipment & tools will convey





Property Information

Curmudgeon Farms, a remarkable 18± acre property in Wood County, Texas. This fully turnkey ranchette boasts an enviable location just minutes from town and offers effortless access to major highways. Situated along County Road 2205, conveniently off Highway 80 and Highway 69, the property provides easy connectivity to nearby cities, hospitals, shopping centers, and more. Located just outside the city limits of Mineola, the ranchette is a stone's throw away from the Mineola Municipal Airport and the surrounding local schools. For outdoor enthusiasts, Lake Holbrook is about two minutes away, Lake Fork is 15± minutes away, the vibrant city of Tyler is accessible within 30± minutes, and Dallas awaits at approximately an hour and 20-minute drive.

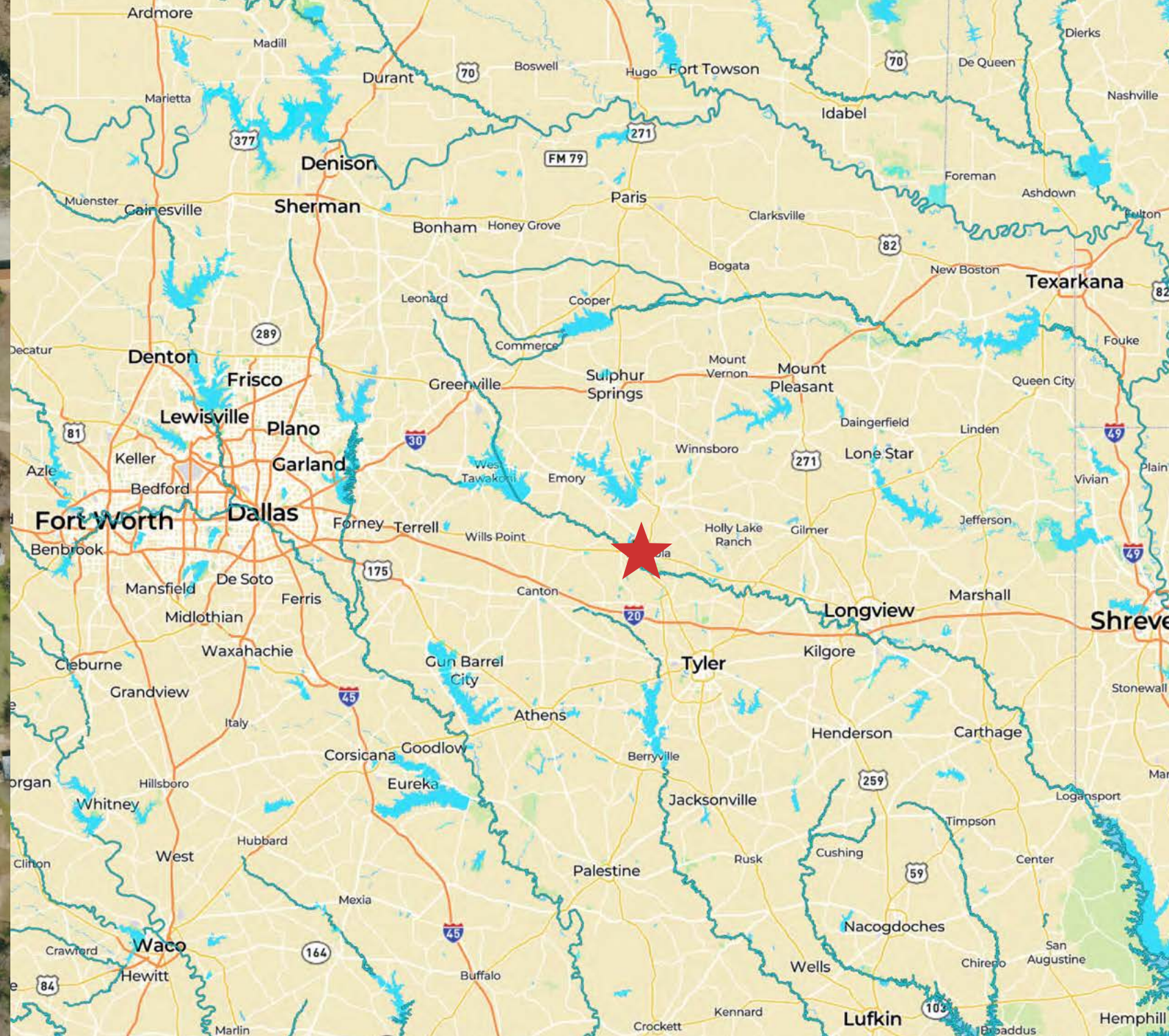
Built in 2015, the centerpiece of this property is an impressive 2,226± square-foot barndominium featuring four bedrooms and two bathrooms. Meticulously maintained and boasting only two owners to date, this residence exudes charm and modern functionality. Tucked away from the road on CR 2205, the home offers privacy and tranquility. Inside, you'll find a spacious utility room, well-appointed kitchen with matching appliances and a convenient electric shade on the kitchen window, easily controlled by remote to block out the evening sun. The house features tasteful window treatments, three storm doors, screen doors, crown molding, quarter-round shelving, wainscotting, and a vaulted ceiling in the living room. Additional amenities include extra attic insulation, a tankless hot water heater, a Generac generator, gas range, and an aerobic septic system. The property boasts inviting front and back covered porches, with the latter providing access to the three-car insulated garage/shop. This garage/shop features a 14± foot tall middle door, perfect for RV or camper storage, as well as a well-lit workbench area. Both the garage door and automatic gate opener are brand new, and co-op water is readily available at the house.

The front and back yards are fenced, complete with a concrete walkway leading to a fire pit, covered pergola (ideal for a hot tub or outdoor kitchen), and a dedicated garden area. The front yard even features a charming treehouse and a play area for kids. The property includes two barns and one portable storage shed. The first barn is a spacious 30x40x14 foot tall barn used for hay storage and horse stalls. The second is a pole barn with two sliding heavy-duty doors that serves as equipment storage and a workshop with electric supply. The portable shed, originally intended for storage, could easily be transformed into a tiny home for an on-site ranch hand or potential renter. All equipment and tools necessary for maintaining the property are included in the sale.

Curmudgeon Farms is meticulously perimeter fenced, with most of the fencing being no-climb. The property's rolling terrain offers picturesque views from the house, while a pond on the premises could be easily expanded if desired. Adding to the natural charm, a spring-fed creek meanders through a small section of the property's back corner.

Approximately 90% of the land comprises lush pastures producing high-quality hay. The current owner personally bales and sells the hay, yielding between 900-1,200± two-string square bales annually, depending on weather conditions. These bales are currently sold for \$6 each but have the potential to fetch \$10 each, presenting an attractive income opportunity.

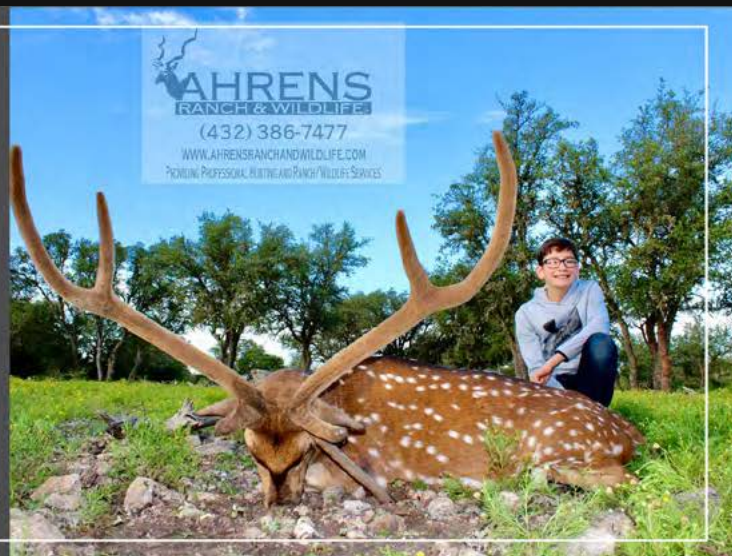
Curmudgeon Farms is an exceptional property combining modern comfort, practicality, and picturesque surroundings. With its prime location, well-maintained amenities, and income-generating potential, this ranchette offers an outstanding opportunity for those seeking a Texas lifestyle that balances rural tranquility with urban convenience.



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