

THE HEFLIN FARM

20± Acres | Wood & Rains Counties, Texas



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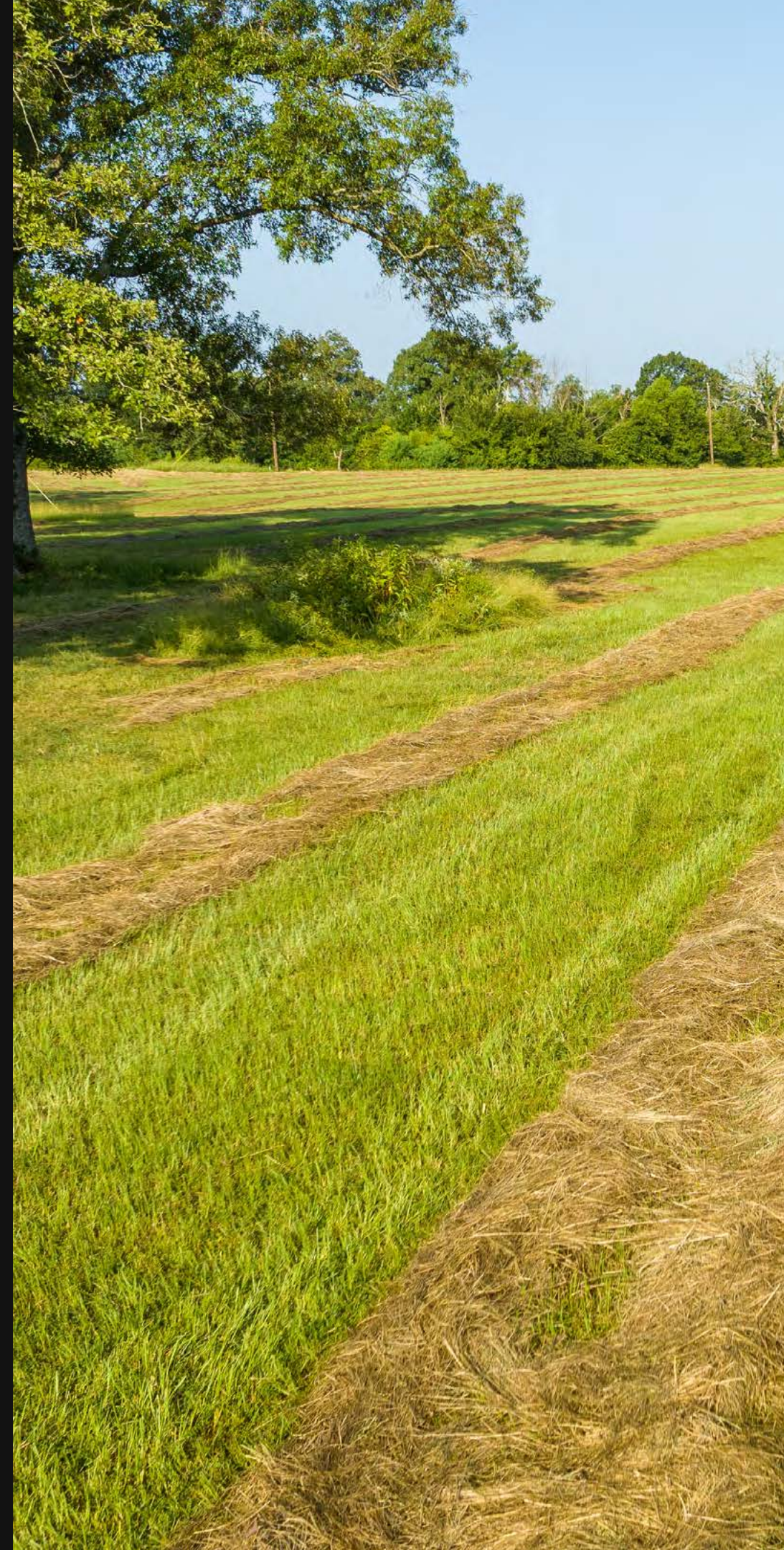
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Property Details

- Alba, Texas
- 4BR/2BA farmhouse
- Covered carport, detached garage/shop, & RV hookup
- Secluded by oak & hickory trees
- Front pasture is baled for hay
- 580± ft of Williams Creek
- 2 ponds, 1 stocked
- Low fenced with cross fencing





Property Description

The Heflin Farm is a picturesque 20± acre oasis in the tranquil countryside, offering a rare opportunity to embrace the rustic charm of rural living in both Wood and Rains Counties, Texas. This exceptional property, conveniently located in Ala, Texas, is a mere five-to-ten-minute drive from Lake Fork, providing you with endless opportunities for outdoor recreation and relaxation. Emory, a delightful town, is only 13± minutes away, while the enchanting Lake Tawakoni awaits just 25± minutes from your doorstep. For city adventures, Tyler is just 45± minutes away, and the vibrant city of Dallas is just an hour and a half drive away.

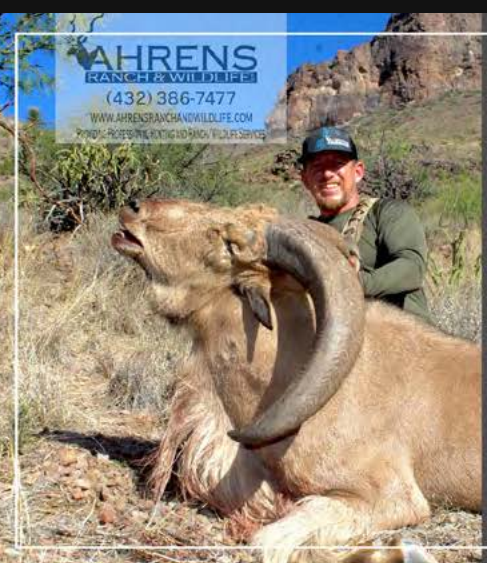
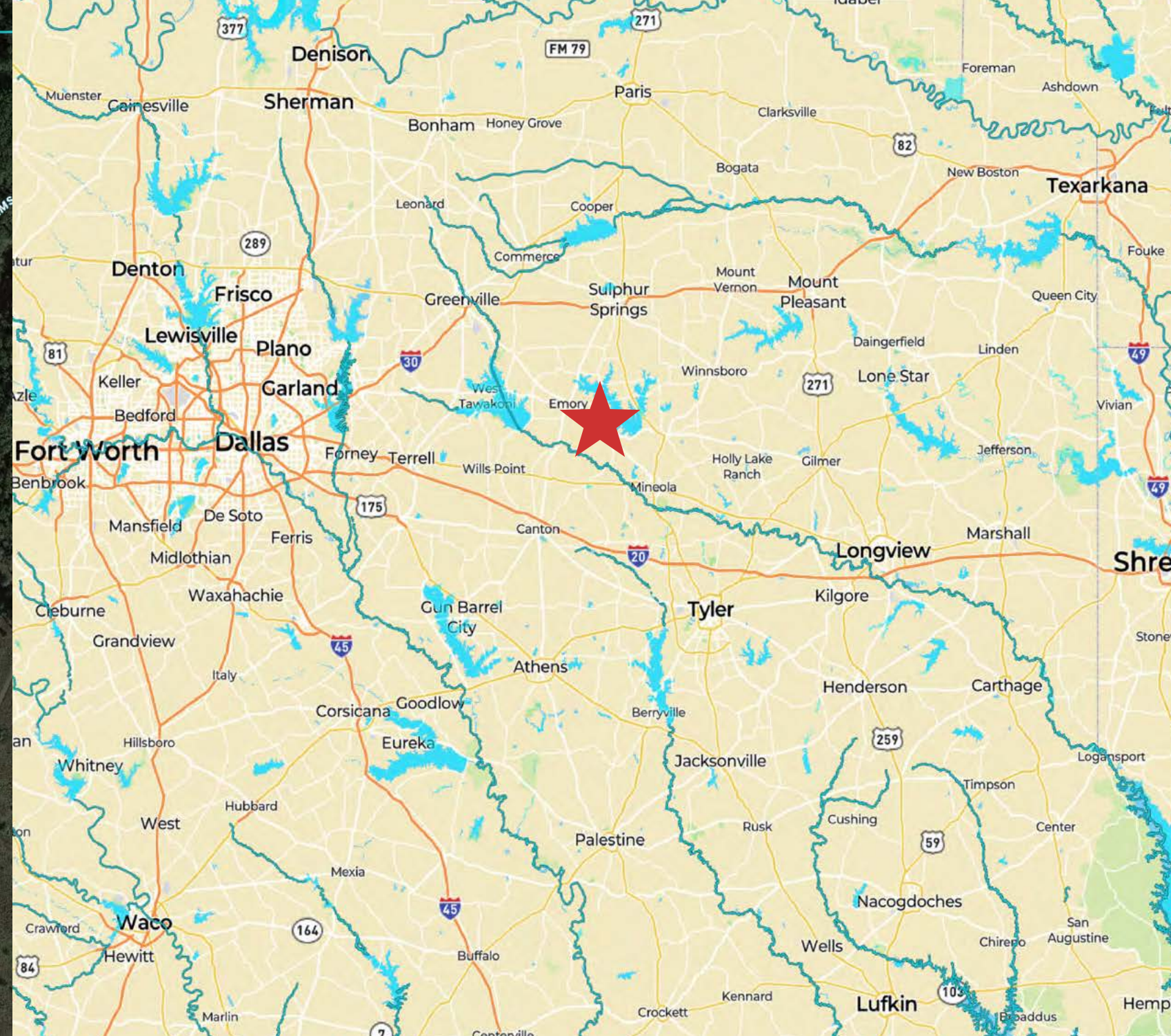
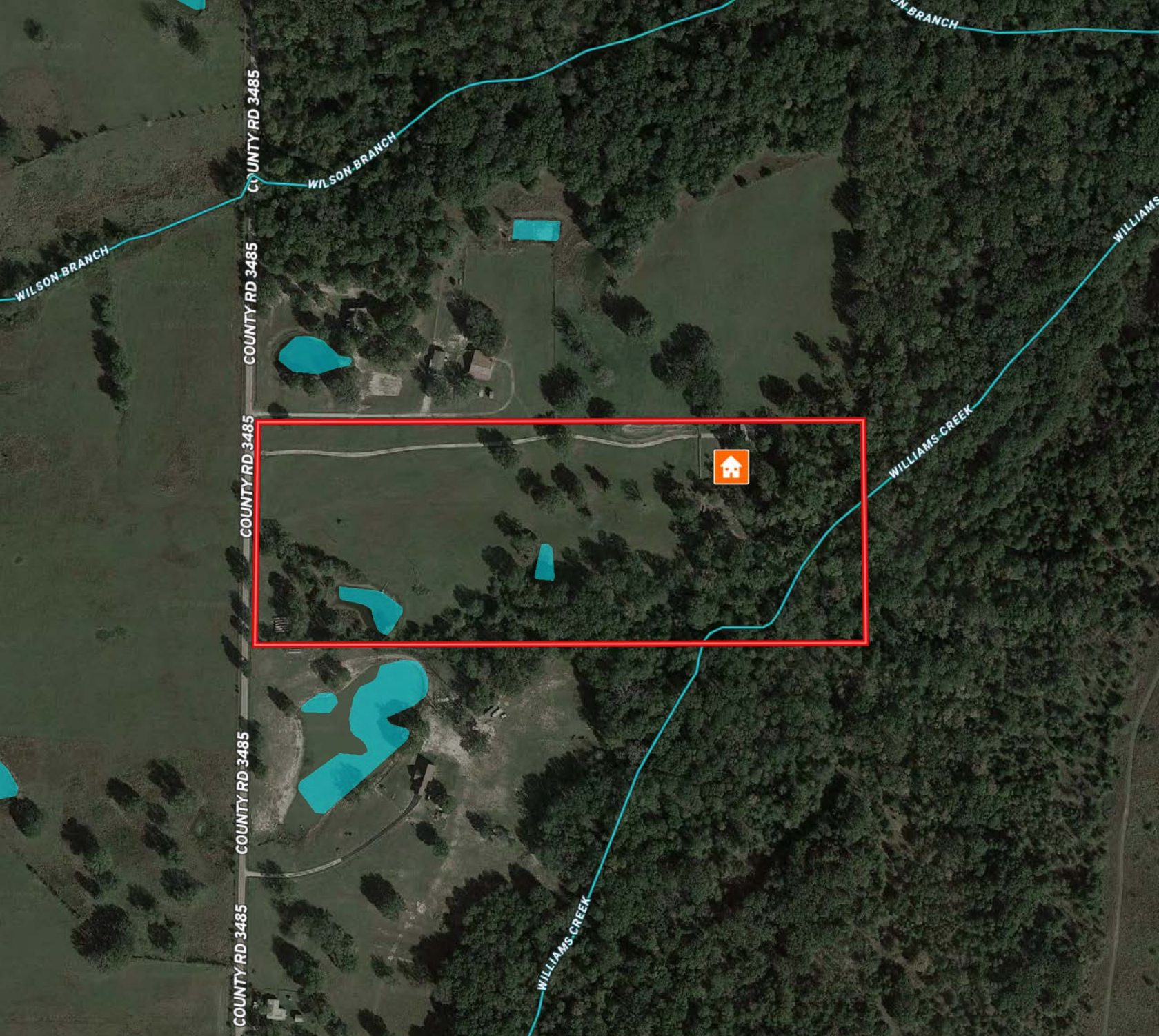
As soon as you turn into the gate of this dream-worthy rural homestead, you're greeted by a charmingly long driveway, flanked by lush pastures and scattered trees on both sides. The peace and serenity here are palpable, making it an ideal escape from city life. The focal point of this retreat is the beautiful true country farmhouse, exuding timeless allure and inviting warmth. With four bedrooms and two bathrooms spread across 1,668± square feet, the well-insulated house ensures comfort year-round. During chilly evenings, the wood-burning stove in the living room radiates cozy ambiance throughout the entire home. The master bedroom features a conveniently adjacent laundry room/mud room, adding to the practicality of this charming abode. Step out onto the expansive deck/patio to revel in the tranquility of the back yard, the perfect spot for morning coffees or evening gatherings with friends and family.

The property offers an array of amenities to suit your country living dreams. A covered carport area and a detached 20 x 30 garage/shop, complete with electricity and water, provide ample space for vehicles and projects. Imagine having covered boat storage right next to your home, making lake excursions effortless. There is also a convenient RV hookup on the property. In addition, multiple water spigots are thoughtfully located throughout the farm, serving both functional and practical purposes.

The front pasture, thoughtfully tended to, is baled for hay, while the property boasts not one but two picturesque ponds - one of them even stocked with fish. Williams Creek meanders through the property and provides striking cliff-like views. Water oaks, red oaks, and hickory trees adorn the landscape, attracting a number of whitetail deer and dove. For those with a green thumb, a garden area awaits your creativity and dedication.

An additional perk of The Heflin Farm's location is its proximity to the renowned First Monday Trade Days, the largest and oldest continually operated flea market in the United States, just a short 30± minute drive away in Canton, Texas. Here, you can indulge in a delightful shopping experience, discovering unique finds that add charm to your country lifestyle.

Whether you're seeking a peaceful retreat or a charming rural homestead, The Heflin Farm beckons with its authentic country living experience. Embrace the tranquility of long county roads, picturesque pastures, and the joy of living close to nature. Come and experience The Heflin Farm - where cherished memories and country dreams come to life.



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