

246 County Road 385,
Cleveland Tx.

Property Upgrades and Improvements



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- Microwave, Electric Stove and Mini Fridge 2024/2025
- New Granite Countertops
- Washer and Dryer Included 2025
- New Interior and Exterior Paint, Faucets and Fixtures Through out 2023-2024
- Wood Burning Stove/ Fireplace 2024
- New Breaker Box and Power lines buried underground 2024
- Tree Removal
- Barbwire Fencing surrounding the property 2024
- 40X64 Workshop with pressure washing station and electricity 2025
- Ponds dug bigger and Bridges added in 2024
- Island Added with Playground 2025
- Fishing Pier with swim deck added 2025
- Fountains and Outdoor Lighting added 2024
- Septic Pumped 2025
- Cleared creek and drive paths
- Dug dedicated well pond
- Built up and Hydroseeded low spots
- Trophy Bass Pond professionally managed Lochow Ranch
- Firepit added 2023
- AG Exemption already applied for one year ago (4years left)
- AC Serviced quarterly by Chill Brothers \$20 monthly(Ducts cleaned 2025)

Other notes:

All furniture is negotiable to stay as well as the indoor sauna, cold plunge, water dispenser and home accessories.

Refrigerator, Mini Fridge, Washer and Dryer and 98 inch media room TV are included with the sale.

There is also a secondary power and plumbing option where the septic is for mobile home or RV hook-up.

Property has been loved on and perfectly maintained!