

# Price Update

Peaceful country living with plenty of  
space and modern conveniences.



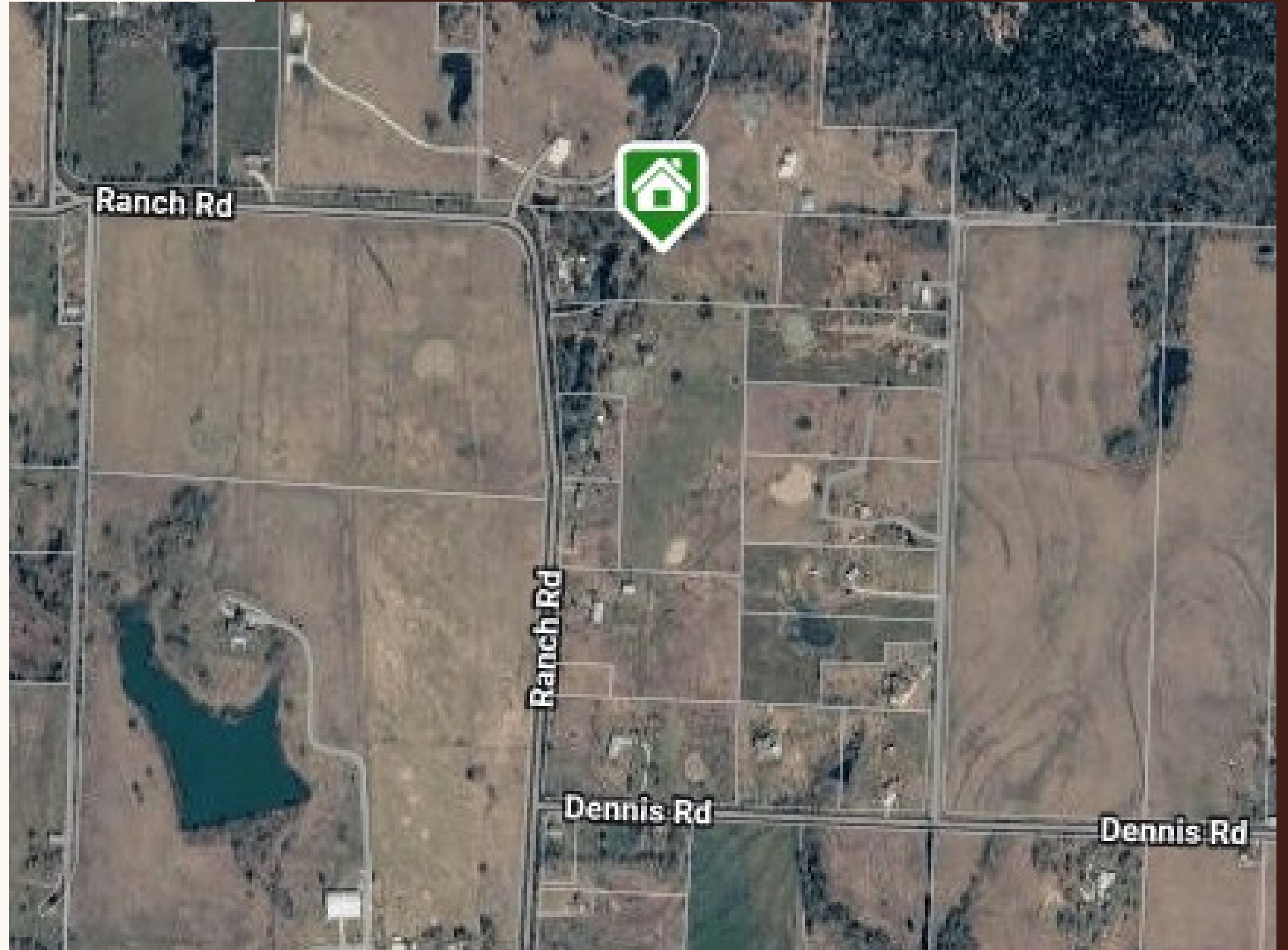
## Address:

2869 Ranch Road  
Whitesboro, TX. 76273

Price:  
\$489,000

## Conveniently Located:

Close to Hwy 82, and settled between  
Interstate 35 and US Hwy 75





# PROPERTY HIGHLIGHTS

- 10.25 Usable Acres – Peaceful country setting with room to grow, farm, and enjoy the outdoors
- Well-Maintained Manufactured Home on a newly installed concrete pad with warranty through June 2027
- Open-Concept Floor Plan with bright living spaces and a spacious kitchen
- Scenic Pond Views from the back patio
- Covered Outdoor Living & Cooking Area – Perfect for entertaining, canning, or preparing homegrown goods
- Greenhouse for year-round gardening and growing
- Shop & Tractor Shed for hobbies, equipment, and projects
- Large Carport for vehicles, tools, and equipment
- Underground Storage Container/Storm Shelter conveniently located near the home
- RV Hookup with water and electricity
- 24kW Generator for reliable backup power
- Frost-Free Hydrants for convenient year-round water access
- Hot Tub with 2-year warranty
- Homestead & Hobby Farm Ready with plenty of space for gardens, livestock, recreation, and future improvements
- Private Rural Lifestyle offering flexibility, freedom, and room to create the property you've envisioned



# COUNTRY LIVING WITH ROOM TO GROW

Enjoy peaceful country living with plenty of space, modern conveniences, and thoughtful upgrades ready to go. This well-kept manufactured home sits on a newly installed concrete pad under warranty until June 2027, offering stability and peace of mind from day one. Inside, the open-concept layout is bright and comfortable, with a roomy kitchen flowing into the living area—perfect for daily life, cooking, and gatherings. Step out to the back patio for serene pond views, ideal for quiet mornings, sunset watching, or simply relaxing in nature. The outdoor space is designed for both leisure and productivity, featuring a covered living and cooking area for entertaining, canning, or preparing homegrown goods. An underground container just off the porch doubles as extra storage or a storm shelter. This property is ready for homesteading or hobby farming, complete with a greenhouse for year-round growing, a shop, tractor shed, and large carport for tools and equipment. An RV hookup with water and electricity offers flexibility for guests or travel, while a 24kW generator ensures backup power. Frost-free hydrants provide water year-round, and a hot tub with a two-year warranty is perfect for unwinding after a busy day. Sitting on 10.25 usable acres, it's a place where you can expand, customize, and enjoy the privacy and freedom of rural life, whether you're chasing a self-sufficient lifestyle or simply a quiet retreat.





# Property Ammenities

**Just a glimpse of the many amenities and features awaiting you at this exceptional property!**



- 10.25 Usable Acres
- Well-Maintained Manufactured Home
- Newly Installed Concrete Pad with Warranty Through June 2027
- Open-Concept Floor Plan
- Spacious Kitchen with Open Living Area
- Back Patio with Pond Views
- Covered Outdoor Living & Cooking Area
- Ideal Space for Entertaining & Canning
- Underground Storage Container / Storm Shelter
- Greenhouse for Year-Round Growing
- Shop for Projects & Equipment
- Tractor Shed
- Large Carport
- RV Hookup with Water & Electricity
- 24kW Whole-Property Generator
- Frost-Free Water Hydrants
- Hot Tub with 2-Year Warranty
- Fenced/Usable Acreage for Homesteading or Hobby Farming
- Space for Gardening, Livestock, Recreation & Expansion
- Peaceful Country Setting with Privacy & Pond Views

# What sets this property apart:

It offers more than just a home—it provides the space, privacy, amenities, and flexibility to create the rural lifestyle you've been looking for. With 10.25 usable acres, a peaceful pond setting, established improvements, and a variety of outbuildings and outdoor features, this property is designed for both comfortable living and productive country life. Whether you envision a self-sufficient homestead, hobby farm, peaceful retreat, or simply a place with room to spread out and enjoy the outdoors, the possibilities are here. Bring your vision, make it your own, and enjoy the freedom that comes with having space to live, work, relax, and grow.



**Coryann Johnson**

**Broker | Realtor**

(214) 908-5468

[Coryann@texashomesandland.com](mailto:Coryann@texashomesandland.com)

[www.TexasHomesandLand.com](http://www.TexasHomesandLand.com)

