



Pioneer Real Estate

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Property #2 78 Acres +/- Vance, Real County Home & Barn Listed at \$625,000

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Property #2: VANCE AREA HUNTING & HILL COUNTRY STYLE HOME: **The Vance area is known for its wonderful hunting opportunities.** It is seldom that Vance area property is available for sale. Abundant exotic & native wildlife wander thru this 78+/- acres with hillsides blooming in colorful array. This 1850 Sq foot +/- home has tile floors that offer easy upkeep for your family & guests. The master bedroom is carpeted in a neutral shade to compliment the Hill Country motif. The custom cabinets in the kitchen offer upgraded countertops with carefully chosen tile backsplashes. Glass top stove & high end appliances are available for aspiring cooks. The bathrooms have tiles that are skillfully crafted to accent the décor. The flickering gas fireplace welcomes those cozy coffee moments to reflect upon the day's hunting. This all electric home with superior insulation has Peder-nales Electric that provides very modest electrical bills. The yard has a drip system that invites the wildflowers to show their colors. Wider doors will accommodate your access needs. A 15X35 barn on a slab provides the new owner with a 220 welding outlet for your hobbies. Extra storage is available in the upper half of the barn's second story. Your tractor & equipment can be parked in the covered area adjoining the barn. The well has 2 storage tanks with 2200 & 1100 gallons to accommodate the buyer. Two blinds & 2 feeders convey with the sale. Your Buyers will be excited to see all that is available on this property! \$625,000