

# VALLEY VISTA RANCH

12098 Vista Oaks Lane  
Hearne, TX 77859

Secluded, Rolling acreage with a Custom Home, Barns and Distant Views

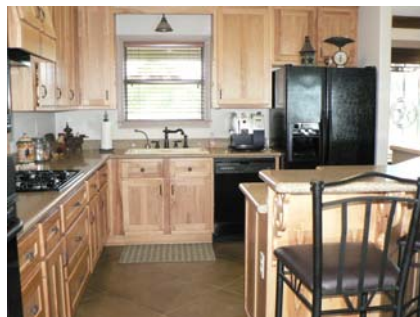


Conveniently located between Hearne and Bryan/College Station in Robertson County. Enjoy peaceful country living, distant views, amazing sunsets and all the privacy this property has to offer. This custom, rock home was built with efficiency and comfort in mind.



Built in 2002 the home features a stone veneer, standing seam metal roof with energy saving reflective decking. A cozy 1,800sf heated (2,630 sf total under roof) three bedroom, two bath with a large, well designed utility/mudroom area and an office with lots of built-ins for storage and organization.

Inside the home features stained and etched concrete floors, with carpet in the bedrooms, Custom Kent Moore cabinets, wood blinds and ceiling fans throughout, there is a ceiling high rock fireplace and vaulted ceilings with beautifully stained accent beams. The living area is bright and open with lots of windows to enjoy the outdoor beauty. A covered patio out back offers a place for relaxation and outdoor entertaining, while viewing the Deer that frequently make backyard visits.



It has 2 AC units zoned, insulated garage door with electric opener, home alarm system, fluorescent lighting, lawn sprinkler system, aerobic septic system and high speed wireless internet. The home is situated on a hilltop overlooking the Brazos River Valley, Mumford and Valley Junction. The ranch is partially open with improved Coastal Bermuda pastures and partially wooded with lots of wildlife activity. The ranch features many other improvements in addition to the home.



Three spacious bedrooms and 2 comfortable baths feature solid surface countertops and enclosures. The master suite features a tiled walk-in shower and a large walk-in closet. With a split floor-plan the guest rooms share a hall bath and each have their own closets.



The insulated and sheet rocked garage enters through the mud/utility room. Great for cleaning up after a hard days work. This room features built-in cabinets and a freezer space for additional storage; plus the office at one end is quiet and private for getting your paperwork work done.





There is a large 60 x 50 workshop, with concrete flooring, 3 overhead doors, one pass through door and a dropped level, concreted RV garage, and a side equipment/livestock apron.



Another garage with overhead door is used for additional storage or parking next to the large barn.



Additionally, there is a hay/feed/tack storage room with pass through doors on each side for feeding convenience.



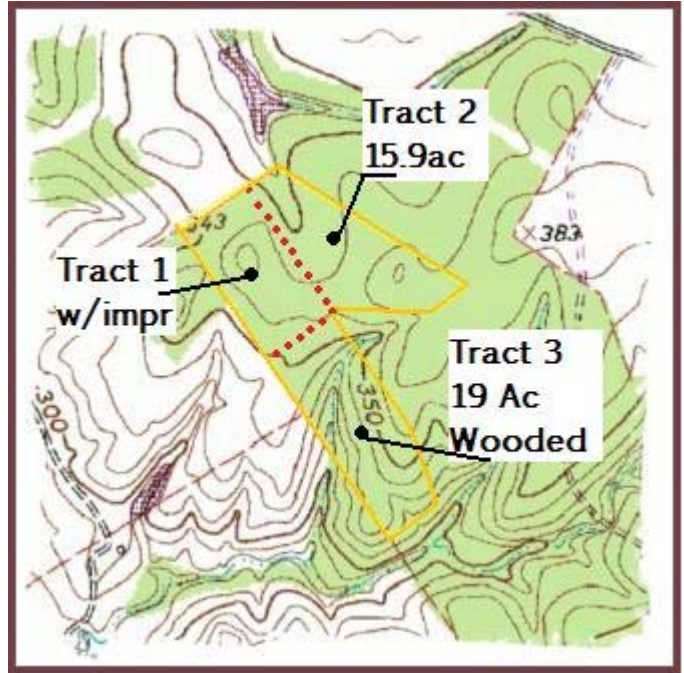
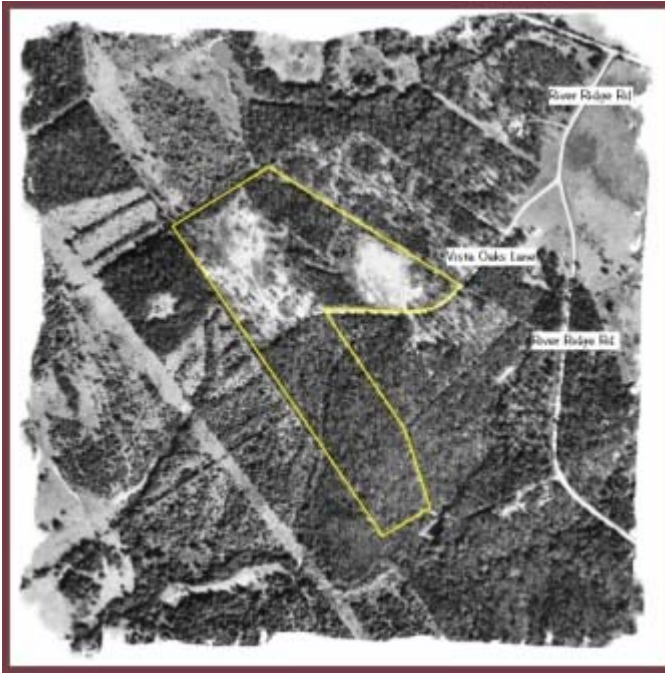
Several smaller livestock barns and shelters, pens and cross-fencing are located throughout the property for your livestock maintaining convenience.

All of which have water in place. The improved pasture areas are well maintained and there is a pond for your fishing pleasure. There are also two water wells, a separate sprinkler system for the pecan grove, water lines running to the pond, three electric meters in place and water and electricity to the front gate.



There is a paved driveway from the commercial gated entry and a small helipad near the front of the large workshop. There is an additional pad site set up with water, power and septic, previously for a mobile home, that could now be used as an RV site or to build a guest cabin.





Shown By Advance Appointment Only

## Purchase Options Available

- \*\* 1) Home & Improvements on Tract 1- 13.6 Acres  
\$ 349,000.00
- \*\* 2) Home & Improvements on Tracts-1 & 2- 29.5 Acres  
\$ 430,000.00
- \*\* 3) Home, Improvements and all 48.9 Acres  
\$ 495,000.00

For More Information:

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

(979) 279-2757 or (800) 345-2757

# Recap of Improvements

## LAND

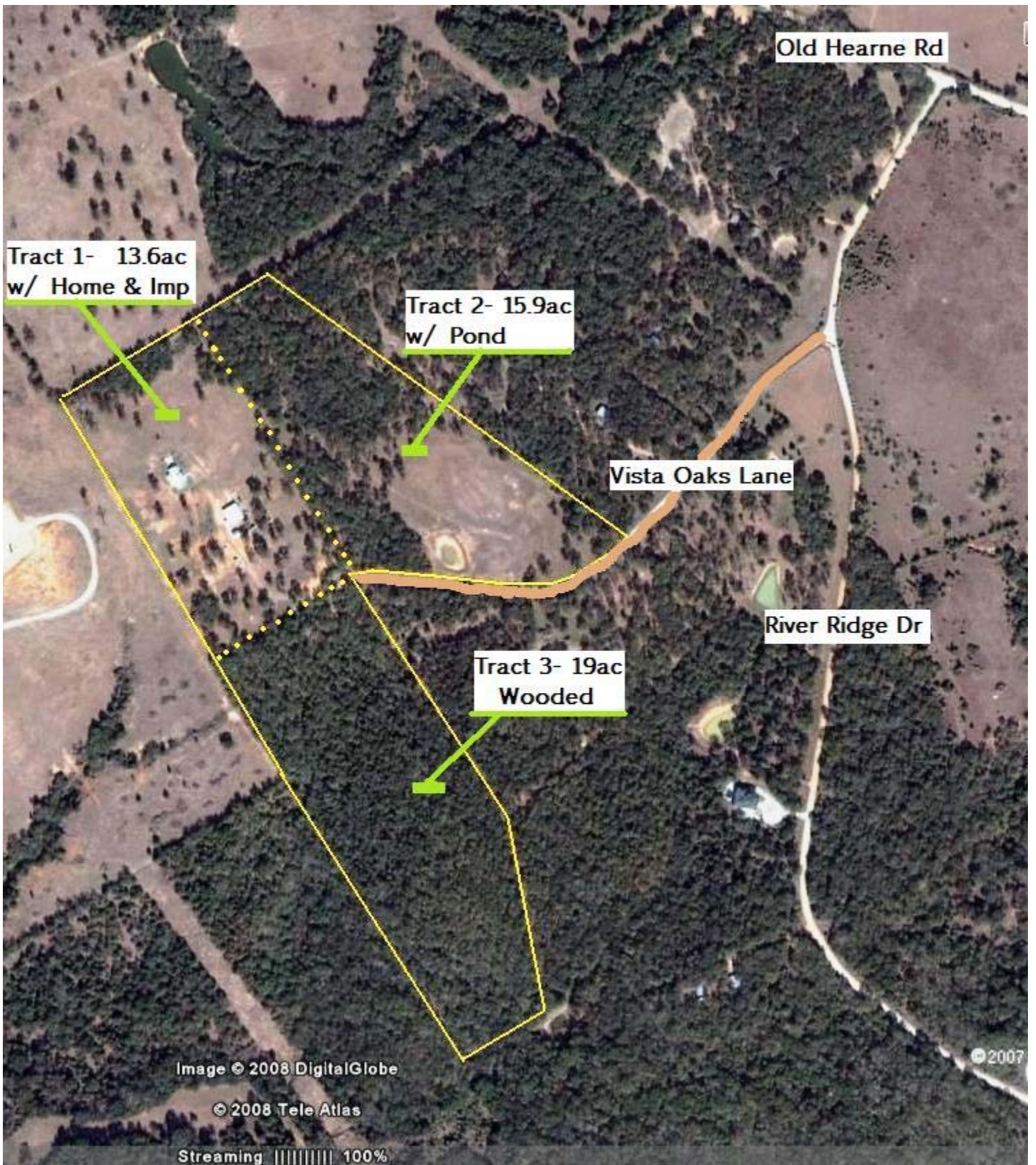
### 3 Barns

- 1 steel metal building 60x50 with concrete floor with livestock/eqt apron, Plus a concreted, dropped level RV garage on the opposite side
- 1 Wood framed, metal sided garage with overhead and a side pass through door
- 1 livestock shelter, plus numerous smaller individual livestock shelters
  - Paved drive
  - 2 cattle guards
  - Pipe, metal entrance
- Commercial gate opener at entry with free exit, remotes and keypad
  - Appx 80% is new fencing with cross-fencing
  - Appx 70% of the fences are in metal posts
  - Irrigated Pecan Orchard with paper shell pecans
  - 2 water wells 1 @ 250'(Barn) and 1 @ 800'(House)
    - 3 electric meters
  - RV or Mobile Home site with water, power & septic
    - Pond with water lines running to it
    - Water and Electricity run to the front gate

## Home

- Built in 2002
- Standing seam metal roof w/ reflective decking
  - Stone veneer
  - 2 AC units - Zoned
- 100% fluorescent lighting throughout the home
- Custom Kent Moore cabinets, wood blinds and ceiling fans
  - Wireless HS internet
  - Tiled message shower in master suite
- Home alarm system with fire alarm on water heater, plus CO alarm
  - Low utility bills
- Insulated garage door with electric opener
  - Aerobic Septic system
  - Fenced yard with sprinkler system
  - Covered back patio with great views !!





Old Hearne Rd

Tract 1- 13.6ac  
w/ Home & Imp

Tract 2- 15.9ac  
w/ Pond

Vista Oaks Lane

River Ridge Dr

Tract 3- 19ac  
Wooded

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Streaming ||||| 100%

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