



PALESTINE, TEXAS · 99.06 ACRES

99± ACRES IN PALESTINE, TEXAS

A turnkey 2024 country home, a working barn & shop, three ponds, and a second home — all on one unrestricted East Texas spread.

\$1,450,000

OFFERED AT

Presented by

2 GIRLS & A SOLD SIGN TEAM

Tosya Kidd (817) 929-0071 · Holly (682) 552-6424

99.06

ACRES

4 / 2

BEDS / BATHS

2,210

SQ FT

2024

BUILT

2

HOMES

THE PROPERTY

LAND, HOME & INCOME IN ONE PLACE

Nearly 100 acres of usable East Texas land with a completely furnished 2024 home, ready to move into the day you close.

The main residence is a 4 bed, 2 bath, 2,210 sq ft Clayton home built in 2024 and sold completely furnished (with a few exceptions). It features an 80x12 covered back deck with three ceiling fans and a patio set, plus a 12x12 front porch with a ceiling fan. Built at the same time is a 24x36 garage/shop that is spray-foam insulated, and a new 680-ft-deep well with its own insulated well house.

The property is currently used for hay production but is suited to many operations. It includes a 40x80 barn with power, a 14x80 lean-to, and a corral for working cattle. There is an approximately 1.5-acre pond currently being deepened and widened, plus two more ponds on the property. You'll also find a 40-ft storage container and a second 2 bed / 2 bath home that works as additional sleeping quarters or a rental — with 50 & 30-amp RV hookups and septic beside it.

MAIN HOME

4 bd / 2 ba · 2,210 sf · 2024 Clayton · fully furnished · central heat & air.

SECOND HOME

2 bd / 2 ba — guest quarters or rental income, with RV hookups & septic.

SHOP / GARAGE

24x36, spray-foam insulated, built with the home.

BARN & CORRAL

40x80 barn w/ power · 14x80 lean-to · cattle corral.

THREE PONDS

~1.5-acre pond (being enlarged) plus two more ponds.

WATER & STORAGE

New 680-ft well w/ insulated house · 40-ft storage container.

Price \$1,450,000

Acreage 99.06 acres

Use Hay production · multi-use · unrestricted

Amenities Central AC & heat · laundry · garage parking · cable

Location Palestine, Anderson County, Texas

Schools Neches HS (9-12) · Westwood JH (7-8) · Northside Primary (K-1)

TAKE A LOOK

THE HOME



AERIAL – THE FULL 99 ACRES



MAIN HOME EXTERIOR



FURNISHED LIVING ROOM



KITCHEN & ISLAND

TAKE A LOOK

INSIDE THE HOME



DINING & KITCHEN



MASTER BEDROOM



BATH WITH GARDEN TUB



DOUBLE-VANITY BATH

TAKE A LOOK

LAND & BUILDINGS



24x36 SHOP / GARAGE



40x80 BARN



ONE OF THREE PONDS



THE SECOND HOME

READY WHEN YOU ARE

COME SEE IT FOR YOURSELF

Photos only tell part of the story. Reach out to Tosya or Holly to schedule a private showing of the home and the land.

TOSYA KIDD

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Real Estate with Soul



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