



**CLAYTON - WAGGONER**  
PROPERTIES

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## 20 acres in Somervell County, Texas



20.00 Acres  
Somervell County  
2113 County Road 2012 Walnut Springs,  
Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Beautiful custom home with private lake on 20 secluded acres that could also be repurposed as a short-term vacation rental or a special events venue. Property has dense tree cover that provides excellent wildlife habitat and is bordered on 2 sides by large, undeveloped ranches. The 1-acre lake has 20 ft depth and is stocked with multiple species of bait fish, plus crappie, black bass, and channel cat. All 4 sides of the property are cleared at the boundaries, and perimeter fencing exists on 3 sides. The 2,166 sqft home has an impressive 30x35 covered parking area at the entrance, as well as covered porches with lighting on the remaining 3 sides, all of which feature stamped, stained concrete. These porches create a dramatic outdoor living space with views of the beautifully landscaped yard with St. Augustine grass and walkway to the lake.

The home's entryway leads into a spacious living area with vaulted wood ceilings with exposed beams and a stacked-stone WB fireplace with insert. The open concept design also features a roomy kitchen and dining space with large windows overlooki...

