

Parsons Hunting Ranch
1306 FM 1637
Valley Mills, TX | Bosque County

House (4 BR/3.5 B, 3939 sqft)

Living Area

- Wood burning fireplace
- Can lighting
- Floor-to-ceiling windows

Game Room

- Formal bar
- ½ bath

Kitchen

- All electric
- Dishwasher
- Refrigerator with ice maker
- Single oven
- Breakfast area w/ bar counter

Dining Area

Utility Room

- Electric washer/dryer hookups
- Sink
- Room for freezer
- Folding area

Master Bedroom

- Master bath with garden tub
- Walk-in tile shower
- Walk-out patio door (hot tub)

Bedroom 2

- Full bath

Bedrooms 3 and 4

- Jack & Jill bath

Exterior

- Diving pool
- Hot tub
- Large patio with stone fire pit
- Elevated observation deck

Multi-Purpose Building

First Floor

- 6000 sqft wildlife handling facilities
- Separate lab room

- Roll-up door

Second Floor

- 2000 sqft living quarters, 4 BR/2.5 B
- Electric kitchen with double ovens, pantry and bar seating
- Large, open concept living/dining area with ½ bath
- Office
- Laundry room
- Bedrooms 1 and 2 with Jack & Jill bath
- Bedrooms 3 and 4 with Jack & Jill bath

Equipment Shed (2000 sqft)