



115 COUNTY ROAD 3302
OMAHA, TX 75571



\$499,000



1,908 sqft



3 beds



2 baths

DESCRIPTION

Welcome to East Texas HEAVEN. This impressive 16+ acre property blends functionality, comfort, and natural beauty—ideal as a full-time residence, weekend retreat, or a well-equipped setup for livestock and outdoor living. The land is fully fenced and cross-fenced, offering excellent versatility for cattle, horses, or other animals. A four-stall barn 25x36 with water and electricity is already in place, making it ready for immediate use. A standout feature is the large, stocked pond, creating a peaceful backdrop and a perfect setting for fishing, relaxing evenings, and taking in East Texas sunsets. The home is move-in ready with several key upgrades already completed. A copper roof and gutter system (installed in 2022) adds both durability and distinctive character, while a new HVAC system (2025) ensures year-round comfort. Spray foam insulation further enhances energy efficiency and indoor climate control. Inside, the layout is both comfortable and functional, with abundant natural light throughout. The living, kitchen, and dining areas flow seamlessly, creating an inviting space for everyday living and entertaining. Generously sized bedrooms offer flexibility for family, guests, or a home office setup. This property strikes a smart balance with major improvements already in place. Enjoy it as-is or continue shaping it to fit your vision. This property checks key boxes: wide-open space, true privacy, lower density living, and the ability to create a legacy property, while still being within a manageable drive for weekend use or a permanent move. There's ample room to add a pool, guest house, outdoor kitchen, or expanded shop space, allowing you to tailor the property to your long-term vision. Whether you're looking for a full-time escape from the city, a weekend retreat, or a versatile property with income and recreational potential, this East Texas offering delivers a rare combination of usability, upgrades, and lifestyle appeal.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21260929

YEAR BUILT: 2001

COUNTY: Morris

TRACT OR SUBDIVISION: W Hancock Surv.

LIST DATE: 05/16/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 1,908

TOTAL BEDS: 3

FULL BATHS: 2

HALF BATHS: 0

ACRES: 16.09

LOT SIZE (SQFT): 700,706

INTERIOR FEATURES

FIREPLACE:

- LivingRoom
- WoodBurning

FLOOR COVERINGS:

- LuxuryVinyIPlank
- Tile

APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricRange
- Disposal
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Asphalt● DoorSingle● Garage● GarageDoorOpener● Boat● RvAccessParking	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Pasture● ManyTrees
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● PrivateYard● Storage	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire● CrossFenced● Electric● Gate● Wood

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces	UTILITIES: <ul style="list-style-type: none">● SepticAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DoubleVanity● EatInKitchen● HighSpeedInternet● KitchenIsland● CableTv	SECURITY FEATURES: <ul style="list-style-type: none">● SmokeDetectors
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LISTED BY: Shawn Teegardin 

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BROKERED BY: Coldwell Banker Realty