

\$250,000 - 545 County Road 741, Yancey

MLS® #1917801

\$250,000

2 Bedroom, 1.00 Bathroom, 742 sqft

Residential on 8.09 Acres

Out/Medina, Yancey, TX

Peaceful Country Living on 8+ Acres in Yancey, Texas Discover peaceful country living on 8+ level, fenced, and cross-fenced acres in Yancey, Texas, located within Hondo ISD and just a short drive from Helotes, Hondo, Devine, D'Hanis, and IH-35. This beautiful property offers the perfect blend of rural tranquility and convenient access to city amenities. The land features two open pastures scattered with mature and re-growth Mesquite trees, sandy loam soils, and native grasses, ideal for livestock, wildlife, or recreation. Native game such as whitetail deer, dove, and hogs frequent the property, and the owner enjoys an arrangement with the adjoining neighbor that allows limited hunting privileges. The acreage is perimeter fenced with 5-strand barbed wire and includes partial high fencing along the south boundary, while a 25-acre ranch borders one side, adding extra privacy and open views. A custom walking and dirt-bike trail winds through the property-originally cleared by the owner for his wife's marathon training and his son's dirt-bike riding-offering space for outdoor recreation and family fun. A charming tree house nestled among the trees adds to the character and appeal of this peaceful retreat. The property includes a well-built manufactured home, originally purchased following Hurricane Katrina as part of the government's temporary housing program. It was constructed to be fully wheelchair accessible, with wide doorways, an open layout, and grab bars in the bath for



safety and comfort. With the addition of a ramp and exterior updates such as shutters or modern farmhouse trim, this home could easily be transformed into a cozy, personalized country residence. Utilities are already in place-including electricity, a septic system, and a shared water arrangement with the neighbor-making this property move-in ready. While not currently ag exempt, the acreage is well-suited for agricultural use, recreation, or building a new custom home alongside the existing structure. Come experience quiet country charm, wide-open skies, and endless possibilities-your Hill Country retreat in Yancey, Texas awaits!

Built in 2017

Essential Information

MLS® #	1917801
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	742
Acres	8.09
Year Built	2017
Type	Residential
Sub-Type	Manufactured
Style	One Story, Manufactured Home - Single Wide
Status	Active

Community Information

Address	545 County Road 741
Area	3000
Subdivision	Out/Medina
City	Yancey
County	Medina
State	TX
Zip Code	78886

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area
Appliances	Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Vent Fan
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding
Exterior Features	Storage Building/Shed, Mature Trees, Cross Fenced, Ranch Fence
Lot Description	5 - 14 Acres, Hunting Permitted, Partially Wooded, Mature Trees (ext feat), Secluded, Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Hondo I.S.D.
Elementary	Meyer Elementary
Middle	Mc Dowell
High	Hondo

Additional Information

Date Listed	October 23rd, 2025
Days on Market	12
HOA Fees	0.00

Listing Details

Listing Agent	Kathy Clay
Listing Office	LPT Realty, LLC

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