

\$3,900,000 - 16355 N Highway 6, Valley Mills

MLS® #20970298

\$3,900,000

4 Bedroom, 3.10 Bathroom, 4,434 sqft

Residential on 249.86 Acres

Downing P, Valley Mills, TX

Welcome to a rare and remarkable opportunity to own a premier 250 acre farm and ranch estate nestled in the scenic rolling countryside of Valley Mills, Texas. This one-of-a-kind property is ideal for those seeking a multi-generational homestead, a working ranch, or a luxurious rural retreat with modern amenities and wide-open space. The main residence offers 4 bedrooms, 3.5 bathrooms, three flex spaces, a sunroom, and an open-concept living area. Enjoy a heated gunite pool and spa with an expansive pool house, perfect for entertaining or relaxing. The second home includes 2 bedrooms, 1 bathroom, a full kitchen, and a laundry room, ideal for use as a guesthouse, mother-in-law suite, a rental or ranch hand quarters. Both homes are set amid mature landscaping with views of multiple tanks. The property is fully equipped for equestrian and livestock operations with a 10-stall horse barn, 2 tack rooms (with water and electricity), a hay barn, a breaking arena, and two large shops for storage and equipment. Gently rolling pastures are fenced and cross-fenced for grazing, offering excellent agricultural potential. With paved road access, gated entry, and abundant wildlife, this property delivers both peaceful seclusion and easy access to Waco's shopping, dining, and entertainment. Whether you're dreaming of a secluded ranch lifestyle, a family estate, or a turnkey agricultural operation, this Valley Mills property offers unmatched versatility and charm. Schedule



your private tour today and experience all this incredible ranch has to offer. Additional acreage available. Ag-exempt and ready for your ranching, farming, or recreational vision.

Built in 2005

Essential Information

MLS® #	20970298
Price	\$3,900,000
Bedrooms	4
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	4,434
Acres	249.86
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	16355 N Highway 6
Subdivision	Downing P
City	Valley Mills
County	McLennan
State	TX
Zip Code	76689-2971

Amenities

Utilities	Asphalt, Cable Available, Co-op Electric, Individual Water Meter, Outside City Limits, Private Water, Propane, Septic, Sewer Not Available
# of Garages	2
Garages	Driveway, Electric Gate, Garage, Garage Door Opener, Garage Faces Side, Paved
Has Pool	Yes
Pool	Gunite, Heated, In Ground, Outdoor Pool, Pool/Spa Combo, Water Feature, Waterfall

Interior

Interior Features	Built-in Features, Cable TV Available, Double Vanity, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Natural Woodwork, Pantry, Walk-In Closet(s)
Heating	Central, Electric, Fireplace(s), Heat Pump
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Great Room, Living Room, Propane, Stone, Wood Burning

Exterior

Exterior Features	Covered Porch(es), Rain Gutters, Stable/Barn, Storage
Lot Description	Acreage, Agricultural, Landscaped, Pasture, Rolling Slope, Sprinkler System, Tank/ Pond, Water/Lake View
Roof	Metal
Foundation	Slab

School Information

District	Valley Mills ISD
Elementary	Valley Mills
High	Valley Mills

Listing Details

Listing Agent	Kayla Banks
Listing Office	Texas Premier Realty

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