

\$6,176,900 - 2977 Fm 1241, Purmela

MLS® #21060883

\$6,176,900

3 Bedroom, 2.10 Bathroom, 1,400 sqft

Residential on 617.69 Acres

L T Bostick, Purmela, TX

617.69 acres located on FM 1241 just west of Purmela in Coryell County. Cow House Creek forms the southern boundary of the property with approx. 4,400 ft of beautiful rock-bottom frontage. The land offers a 160 ft elevation change with rolling terrain, scenic views, bluffs, ravines, and seasonal branches. About 35 acres are farmable, and the property has 4 stock tanks and 3 water wells, 2 with solar power.

The ranch has excellent improvements. The main home is a 3 BR 2.5 BA cabin built in 2022 with approx. 1,400 sq. ft., a front porch, and a detached 2-car garage. Additional lodging includes a 1 BR 1 BA cabin, two small cabins each with bathrooms, a nostalgic camper trailer, and a tree house for kids or grandkids. A central kitchen-gathering area, a outdoor kitchen, men's and women's restrooms with showers and Air Conditioning & Heat, making it ideal for family or group events. The main workshop includes 2 storage rooms with 2 BR 2 BA guest suites above. Other outbuildings include a 24x12 storage, 30x24, and 40x60 metal building. There is also a chicken coop and garden area.

This property is designed for both recreation and relaxation. It offers multiple homesites, excellent water, and diverse topography with open pasture, wooded areas, and creek frontage. It is perfect as a weekend get-away, hunting and recreation retreat, or future forever home. Centrally located, the ranch is approx. 20 minutes from Evant, Hamilton &



Gatesville, 1 hour from Waco, Temple,
Stephenville & Brownwood, 1.5 hours from
Austin, and 2 hours from Fort Worth.

Built in 2022

Essential Information

MLS® #	21060883
Price	\$6,176,900
Bedrooms	3
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	617.69
Year Built	2022
Type	Residential
Sub-Type	Farm
Style	Ranch
Status	Active

Community Information

Address	2977 Fm 1241
Subdivision	L T Bostick
City	Purmela
County	Coryell
State	TX
Zip Code	76566-3026

Amenities

Utilities	Asphalt, Co-op Electric, Electricity Connected, Gravel/Rock, Outside City Limits, Propane, Septic, Well
# of Garages	2
Garages	Additional Parking, 2-Car Double Doors
Waterfront	Creek

Interior

Interior Features	Double Vanity, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Generator
Heating	Electric, Other

Exterior

Exterior Features	Covered Porch(es), Outdoor Kitchen, Outdoor Living Center, RV Hookup, Storage
Lot Description	Acreage, Brush, Many Trees, Cedar, Mesquite, Oak, Park View, Pasture, Rolling Slope, Tank/ Pond
Roof	Metal
Construction	Wood
Foundation	Pillar/Post/Pier

School Information

District	Evant ISD
Elementary	Evant
High	Evant

Listing Details

Listing Agent	Calvin Burks
Listing Office	BURKS REAL ESTATE

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