

\$3,675,000 - 9699 Fm 2481, Bluff Dale

MLS® #21096265

\$3,675,000

4 Bedroom, 2.10 Bathroom, 2,798 sqft

Residential on 110.00 Acres

None, Bluff Dale, TX

Experience breathtaking sunsets and million dollar views from this stunning 110 plus or minus acre ranch with a 2021 Will Steed custom home perched high on a hill. The 4 BR, 2.5BA residence offers so many extra amenities including expansive windows that frame sweeping views of the rolling landscape, a metal roof and foam insulation for excellent energy efficiency. The oversized climate controlled garage features a tornado shelter bolted to the foundation plus a secure hidden gun room. Outdoor living is unmatched with a covered porch, side outdoor kitchen, sitting area with a fireplace, and a custom resort style pool with a motorized cover, cabana, (custom drain system flows downhill to pond), large gas fire pit, built in hot tub and a peaceful water feature perfect for relaxing or entertaining while watching the sun set over your land. LED custom lighting on all tiers of remarkable front landscaping design. Property includes a very nice 10' x 10' greenhouse, and a 13.7' x 30' workshop. The spacious Barndominium includes a fully insulated 58 x 36 large shop area with a large overhead door, stairway to a loft storage including a hoist and plenty of room for storage or equipment. The Barndominium also has an attached, enclosed 14' x 100' side barn, a 30' x 36' carport and a very nicely finished 1,500 sq.ft. living area with two bedrooms, living room, a craft or office space, a full kitchen with a nice breakfast bar. The property has excellent perimeter fencing, also cross fenced for horses, cattle, sheep or



goats, with 4 automatic fill water troughs, multiple barns, three stock ponds plus a seasonal creek and a retaining pond. Majestic oaks dot the landscape, providing shade and beauty throughout. The private road from the highway is well maintained and leads to this amazing home and property that have been meticulously cared for. This exceptional ranch is a rare opportunity to own a property that blends luxury, functionality, and the authentic Texas lifestyle.

Built in 2021

Essential Information

MLS® #	21096265
Price	\$3,675,000
Bedrooms	4
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	2,798
Acres	110.00
Year Built	2021
Type	Residential
Sub-Type	Farm
Style	Modern Farmhouse, Ranch, Traditional, Barndominium
Status	Active

Community Information

Address	9699 Fm 2481
Subdivision	None
City	Bluff Dale
County	Erath
State	TX
Zip Code	76433

Amenities

Utilities	Co-op Electric, Aerobic Septic, All Weather Road, Outside City Limits, Propane, Septic, Well
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# of Garages	4
Garages	Additional Parking, Carport, Concrete, Driveway, Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Side, Gravel, Heated Garage, Kitchen Level, Outside, Oversized, RV Garage
Waterfront	Creek
Has Pool	Yes
Pool	In Ground, Cabana, Pool Cover, Gunite, Heated, Outdoor Pool, Pool/Spa Combo, Waterfall, Water Feature

Interior

Interior Features	Built-in Features, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Call Listing Agent, Fuel Tank(s)
Heating	Central, Electric, Wood Stove
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Outside, Fire Pit, Wood Burning Stove

Exterior

Exterior Features	Covered Porch(es), Outdoor Living Center, Storage, Dog Run, Fire Pit, Lighting, Outdoor Kitchen, RV/Boat Parking, RV Hookup, Stable/Barn
Lot Description	Landscaped, Many Trees, Sprinkler System, Acreage, Pasture, Sloped, Tank/ Pond
Roof	Metal
Construction	Rock/Stone, Wood
Foundation	Slab

School Information

District	Bluff Dale ISD
Elementary	Bluff Dale
Middle	Bluff Dale
High	Bluff Dale

Listing Details

Listing Agent	Paula Allison
Listing Office	Brazos Realty Partners

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Listing information last updated on November 21st, 2025 at 9:02am CST