

# 112 AC ON THE BRAZOS RIVER

## 601 Anderson Lane, Mineral Wells, Texas



A beautiful 2,470 sq. ft., 3-2 custom stone home with stone patios.



4,800 feet of gorgeous Baker Creek with great game cover.



1,092 feet of the beautiful Brazos River. Reduced to \$1,125,000.00.

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## **112 AC ON THE BRAZOS RIVER**

### **601 Anderson Lane, Mineral Wells, Texas**

- LOCATION:** Minutes southwest of Mineral Wells or approximately 1 hour west of Fort Worth on paved county road. Directions - From Interstate 20 & US 281 (Exit 386) go north on US 281 for 8 miles (6 miles south of Mineral Wells), then west on Oaks Crossing Road for 2.5 miles, the south / left onto Anderson Lane for 6/10th mile to the dead end or entry.
- TERRAIN:** Gently to heavily rolling with mostly thick tree cover to open meadows. The dominant tree cover is cedar, then live oak and other hardwoods. Beautiful productive serene bottom land meadows along the Brazos River with tall mature trees. High creek bank cliffs with scenic dramatic drops. Very beautiful overlooking the Brazos River. Six food plots for game and excellent game cover.
- IMPROVEMENTS:** A beautiful 2,470 sq. ft., 3 bedroom, 2 bath, sandstone home with a metal roof and a 2 car port. Extensive landscaping with stone patios & flowerbeds. The interior is rustic with tile floors, cedar walls, cedar vaulted ceiling with cedar beams. A large kitchen with granite countertops, copper tin backsplash, extensive cabinetry, and stainless steel appliances. Granite island with eating bar. An adjoining dining area and den with a stone floor to ceiling fireplace with heatilator and large windows. Large master bedroom with carpet and many windows. Master bath with tile floor, countertop and large walk-in shower. Office with built-in computer desks, cabinetry and shelving. 2nd & 3rd bedrooms with carpet & tall ceilings. 2nd bath with tile floor & countertop and large jetted tub. Large utility room with extensive cabinetry and storage. Windows trimmed in cedar. Built in 2009, gas furnace, gas cook top, two tankless hot water heaters, and a 1,000 gallon septic tank.
- WATER:** 1,092 feet of scenic Brazos River frontage and approximately 4,800 feet of gorgeous Baker Creek traversing through the property. A 220 foot water well with excellent quality.
- MINERALS:** 1/4 owned and will convey.
- TAXES:** \$ 3,000 in 2010 with agricultural exemption.
- COMMENTS:** An exceptional property with almost everything wrapped into 112 acres! Extreme privacy at the end of the road.
- PRICE:** Reduced to \$ 1,125,000.

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