

16.2 Acres with Improvements

626 Ballew Springs Rd, Weatherford, Texas



A super nice 3-2 doublewide home with covered front porch & covered car port.



A good water well with well house, loafing sheds, Stay-Tite fencing & dog kennel.



West of Weatherford. Sandy loam soil with coastal Bermuda.

\$230,000

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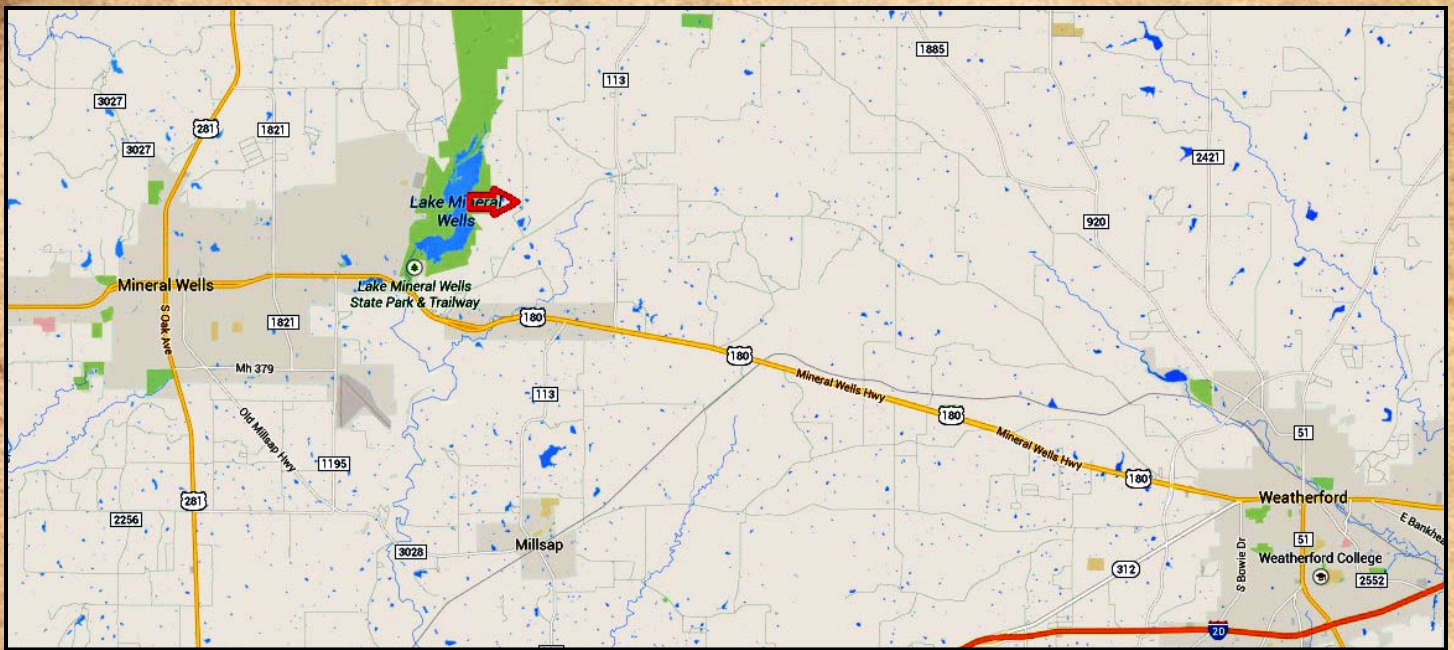
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16.2 AC with Improvements - 626 Ballew Springs Rd Weatherford, Parker County, Texas

- LOCATION:** Approximately 55 minutes west of Fort Worth or 13 miles west of Weatherford. From Weatherford go 11 miles west on US 180, then north / right onto FM 113 for 2.5 miles, then west / left onto Maddux Road for 1.9 miles, then north / right onto Ballew Springs Road for 7/10ths mile and the property is on the east / right side. From Mineral Wells go 3 miles east on US 180, then north / left onto Maddux Road for 2 miles then north / left onto Ballew Springs Road for 7/10ths mile and the property is on the east / right side.
- TERRAIN:** Level Sandy Loam soil with coastal bermuda, common bermuda, and native grasses. Fenced and cross fenced into 3 pastures.
- IMPROVEMENTS:** A super nice 2001 Patriot doublewide home 3 bedrooms and 2 baths with 1758 sq. ft. living area. The exterior consists of "Everlast Polymeric Cladding" with brick underpinning on a solid concrete slab. The windows are double hung "Traditions Windows from NT Window" with custom window coverings. Nice size living room with vinyl plank floor and a large picture window. Adjoining kitchen with vinyl tile floor, island with eating bar, medium stain cabinets, Kenmore stove & refrigerator, Bosch dishwasher, and see through countertop to the living room. Double sink with above window. Dining room with vinyl plank floor, light fixture, and window. Master bedroom with vinyl plank floor, ceiling fan / light, and 2 windows with blackout blinds. Adjacent master bathroom with vinyl tile floor, 2 sink Formica vanity, large tub, and separate tile glass door shower. 2nd & 3rd bedrooms with vinyl plank floors and windows. 2nd bathroom with vinyl tile floor, tub/shower combo with tile surround, and a single sink vanity. Utility room. Sheet rock walls with 2x6 studs, crown molding, textured & vaulted ceilings, solar shades in all rooms except the master bedroom, and ceiling fans throughout. All bedrooms with walk-in closets. The house has 1 A/C unit and 1 hot water heater. Updates: New metal roof (2008), A/C -Trane heat pump (2008), flooring (2009), water softener and filtration system (2013), siding and windows with lifetime transferable warranty (2014), custom window covering (2014), new refrigerator/ stove/ dishwasher (2013). The house is all electric. Lots of storage inside & out. Covered 22.8'X12' wood deck porch. Covered 24'X20' carport. A 10'X12' well house that is insulated on a concrete slab. Large 30'X12' all steel loafing shed and small 18'X20' loafing shed. An all steel kennel that is 9'X24' with a 3' overhang and a portable 8'X16' storage building. The majority of the fence is Stay-Tite fencing. Pipe & ¼ round creosoted entry with graveled driveway.
- WATER:** 1 water well (120' deep) with a custom water filtration & softening system.
- TAXES:** \$652.14 for 2014 with ag exemption.
- COMMENTS:** Very productive land, a high quality home, and a great location.
- PRICE:** \$230,000.00

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**Red line
boundaries
are not exact.**

Ballew Springs Rd

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