

20 Acres with Nice Home & Shop

511 Ranch View Rd., Perrin, Texas



An 1860 sq. ft. 3 bedroom 2 bath brick home with an open concept and swimming pool.



A 40x40 all steel & concrete floored shop building. A pipe entry with electric privacy gate.



Scenic rolling land with scattered oak trees and timbered areas with stock ponds. \$450,000.00

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511 Ranch View Rd., Perrin, Texas 76486

LOCATION: Approximately 45 minutes west northwest of Fort Worth via US 199 & FM 2210 East. Minutes east of Perrin on FM 2210 East.
Directions – From Fort Worth go west on US 199 for 42 miles (approximately) then south on FM 2210 East for 6 miles (approximately) from Perrin go east on FM 2210 E for 4 miles, then north on Ranch View Road for 1+ miles and the property is on the west / left side.

TERRAIN: Scenic rolling terrain with many scattered oak trees and other varieties.

IMPROVEMENTS: 1860 sq. ft. 3 bedroom and 2 bath home built in 2006. Open concept kitchen and living area with stained concrete flooring. Custom Knotty Hickory cabinets and stainless steel appliances. 9 foot ceilings and Low Energy vinyl windows. 5'6X5'6 Custom Master shower. 2 ½ Ton Trane HVAC and conventional insulation. 16X24 covered patio and Gunite pool with rock water fall. 2 carports and 32X75 chain link fenced area. 14 zone irrigation system with approximately 15,000 sq. ft. of Bermuda grass. Native landscaping and gardening area with raised boxes. 40X40 Shop with bathroom: shower, toilet, and mop sink. 13X30 room in shop with Foam insulation and custom shelving, stairs, and storage. Guttering on both house and shop. Conventional septic for house with (2) 500 gallon tanks and lateral line. Septic for shop is separate with (1) 500 gallon tank and lateral lines. Fenced and a solar gated entry.

WATER: 20 Gallons Per Minute water well with a water treatment system and softener. 2 stock ponds.

TAXES: Under \$2,500.00 for 2014 with ag exemption.

COMMENTS: Very private and scenic. Restricted or Covenants.

PRICE: \$450,000.00

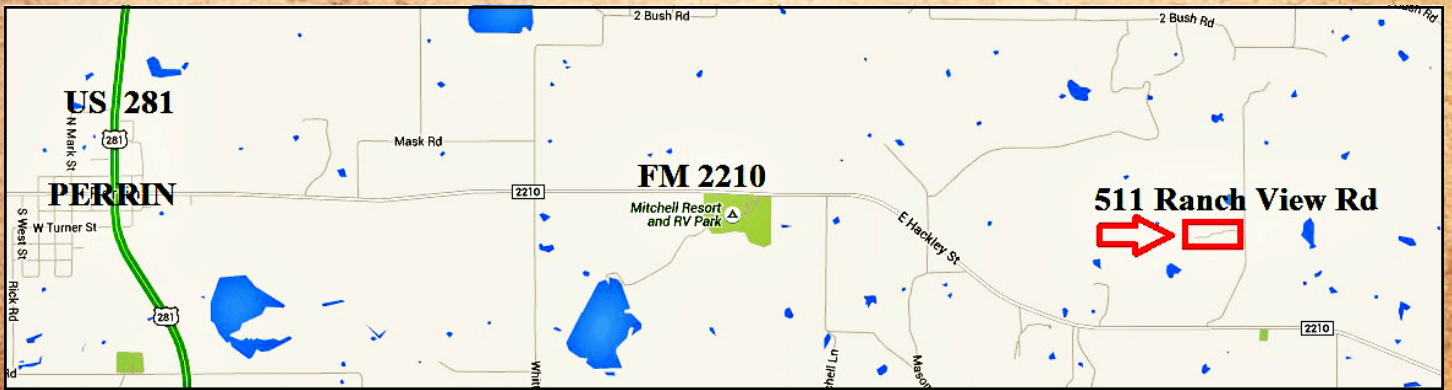
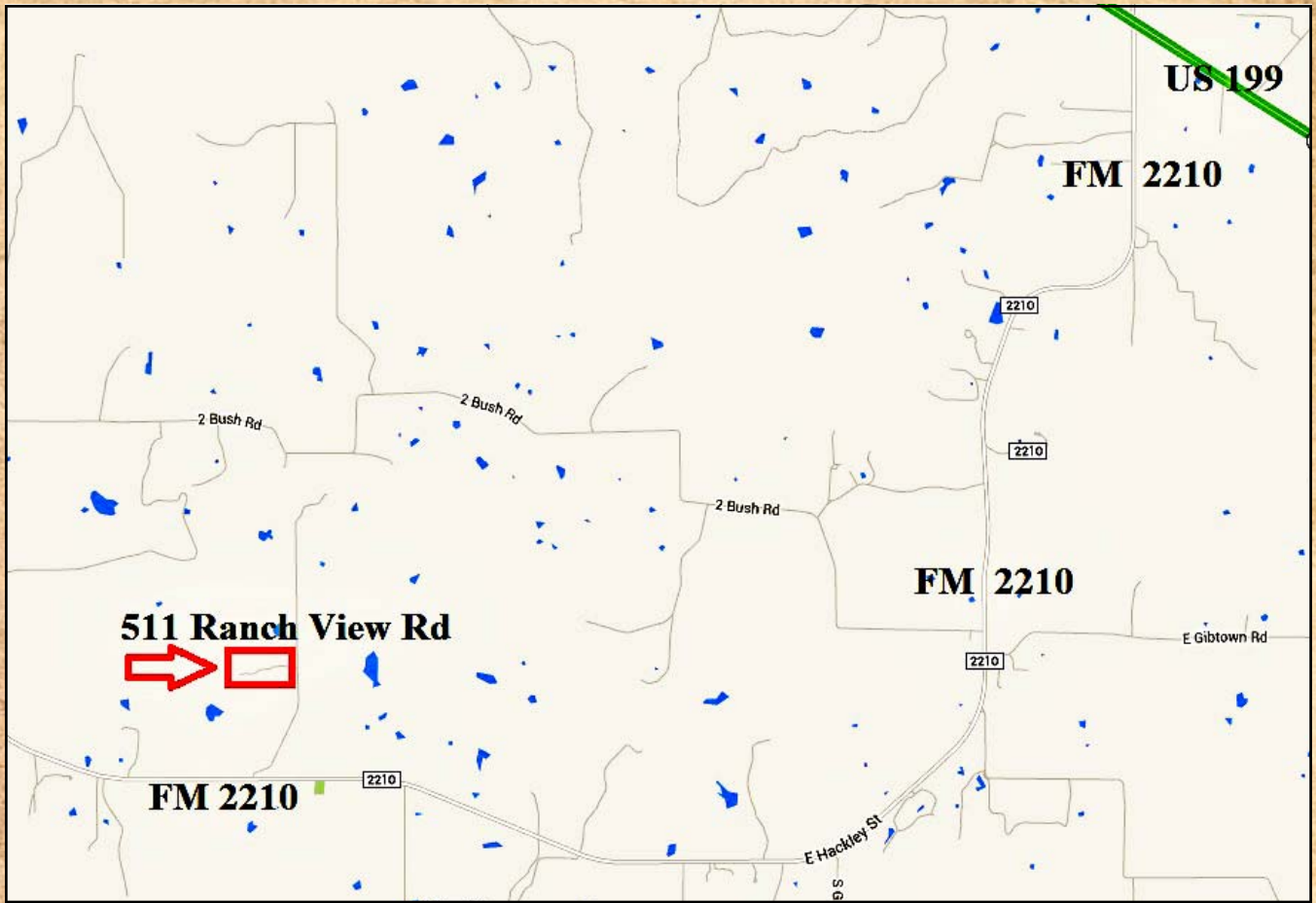
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Red boundary lines are not exact.