

38 Acres, 825 Kite Rd. Mineral Wells, Palo Pinto County, TX



A metal home & work building w/1800+ sq.ft. of living area & huge garage.



Mostly level to gently rolling terrain with scattered trees and sandy loam soil.



Two stocked ponds and hunting. Minerals available. \$ 349,500.

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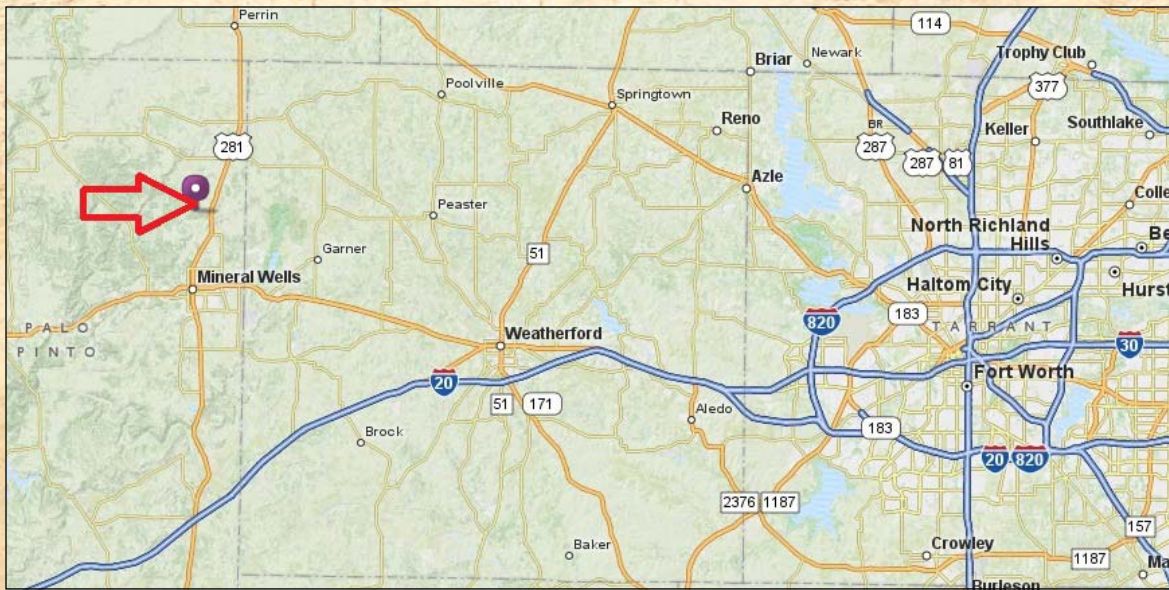
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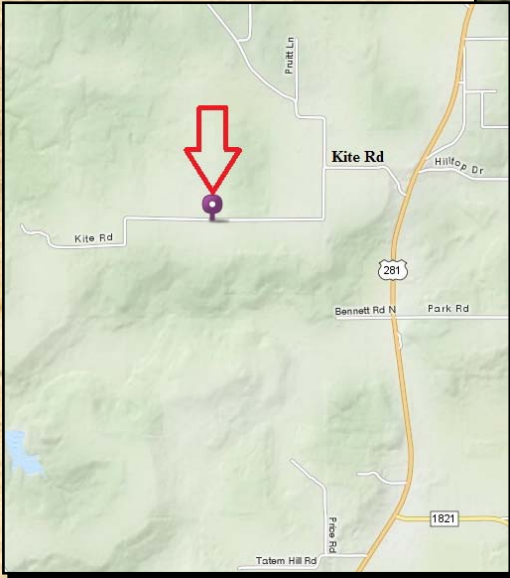
38.19 Acres with Apartment / Shop Bldg. 825 Kite Rd, Mineral Wells, Palo Pinto Co., Texas

- LOCATION:** Approximately 5 minutes north and west of Mineral Wells. From Mineral Wells go north on US 281 and west / left on to Kite Road, at the intersection continue south / left staying on Kite Road then back west / right again to 825 on the north / right side.
- TERRAIN:** Mostly level to gently rolling native land with scattered oak trees and sandy loam soil. Several cleared areas for plowing or grazing.
- IMPROVEMENTS:** A contemporary metal home and work building 40x70, well insulated, including 1000 sq. ft. of garage with 12 foot insulated doors on both sides (pull through). Ample living and work areas. Over 1800 sq. ft. of living space which includes an 800 sq. ft. enclosed porch / sun room separately heated, cooled, insulated, double paned windows all around allowing a full view of the property. 700 plus sq. ft. can be made into two additional bedrooms. Two full baths, master bedroom, and laundry room with utility sink. Large open concept living area with full kitchen, large pantry, excellent for entertaining. Corian countertops in the kitchen and the bathrooms with sinks. Ceiling fans throughout the home. Custom built-in oak stained cabinets in the kitchen and bathrooms. Two furnaces, two heat pumps, one for the enclosed porch, one for additional living area. Furnace and compressor are already purchased and ready for finishing out the upstairs walk up attic. Full RV hook ups on both sides of the building including septic. The wind turbine generates electricity. 20' overhangs are on both sides of the building and a 10' awning in the front.
- WATER:** Two newly built stocked spring fed ponds with blue catfish, and Triploid grass carp in both ponds to eat the algae.
- GAME:** Deer, turkey, and fishing.
- MINERALS:** Seller will convey the mineral estate and 1/2 royalty of what is currently owned.
- PRICE:** \$ 349,500.

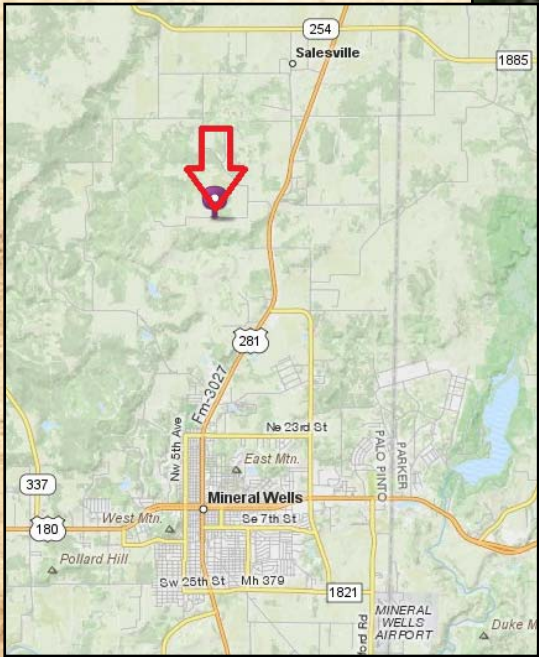
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**Colored
boundaries
are not exact.**



825 Kite