

# 54.4 Acres with Nice Log Home

## 2270 FM 2210, Perrin, Jack Co., Texas



**Outstanding coastal Bermuda & minutes west of Perrin on FM 2210.**



**A 2900+ SF 2 BR 2BA 2 car garage log home with man cave (3rd bedroom).**



**Super nice shop building, cow barn, greenhouse & ponds. \$495,000.00.**

Office 940-682-4993  
Office 940-682-7751

**MAC A. COALSON**  
*REAL ESTATE BROKER*

Cell 817-925-3333  
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088  
E-Mail - Mac@Coalson.com

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660  
Cell 817-991-8300 E-Mail - McAllen@Coalson.com

**WWW.COALSON.COM**



MAC A. COALSON, Sr. Broker - Direct Office Line 940-682-7660

E-Mail - Mac@Coalson.com

McALLEN COALSON, Broker - Cell 817-991-8300

E-Mail - McAllen@Coalson.com

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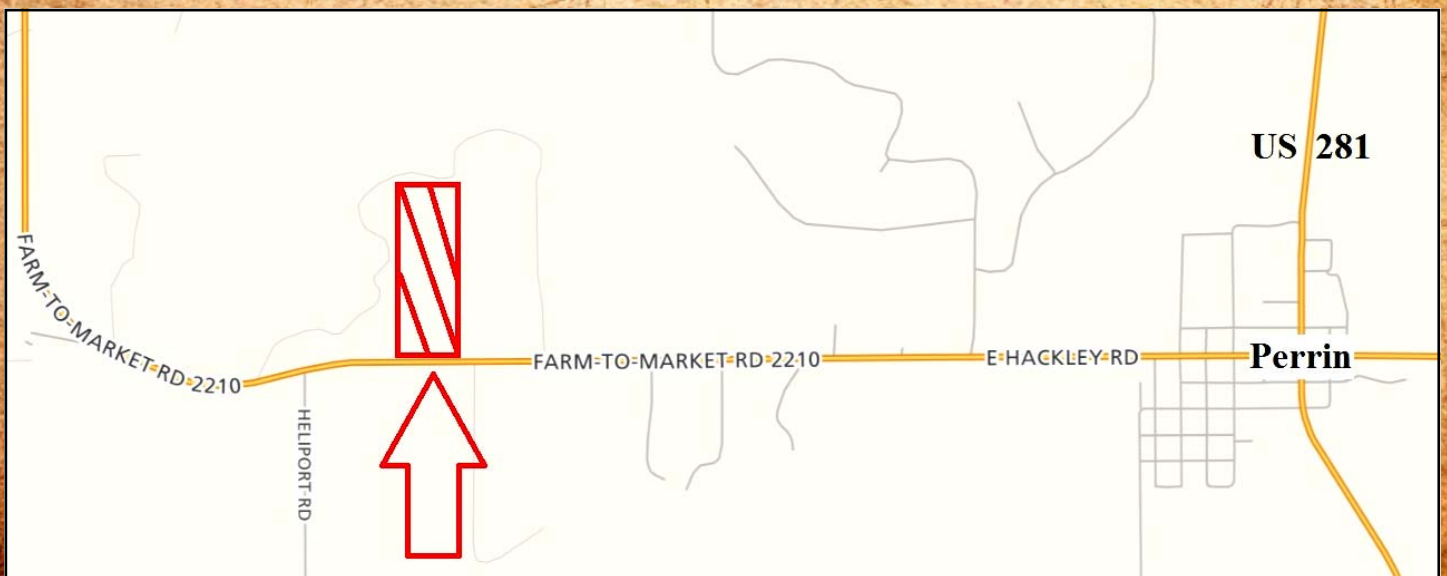
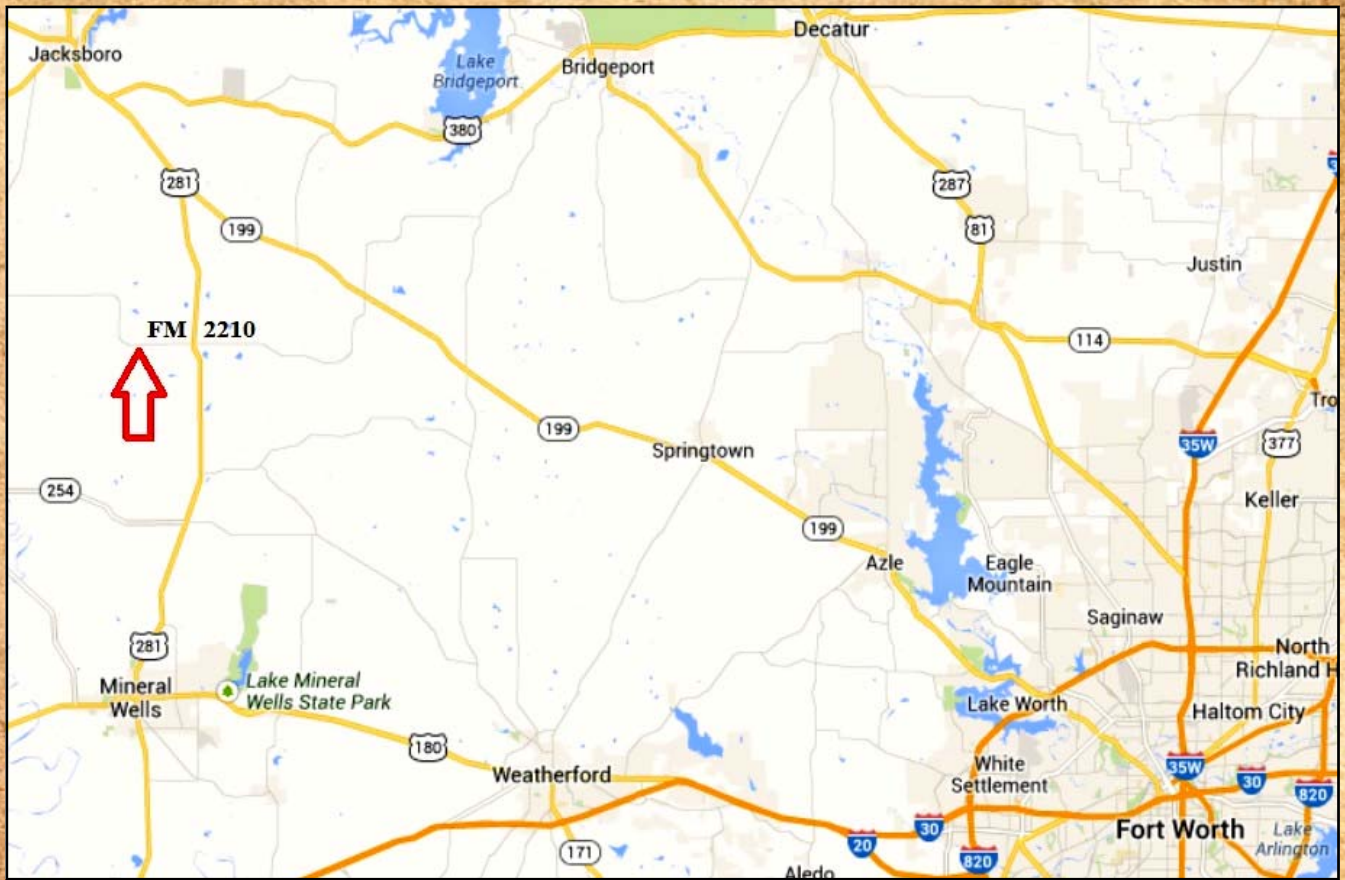


## **54.4 Acres with Log Home**

### **2270 FM 2210, Perrin, Jack County, Texas**

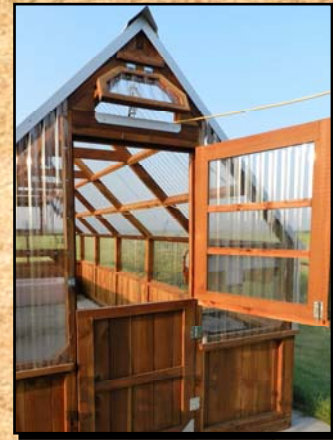
- LOCATION:** Approximately 31 miles west northwest of Weatherford and 16 miles north of Mineral Wells. From Weatherford on FM 920 to FM 1885 is 5.4 miles, then west onto FM 1885 for 15.6 miles to Peadonville (the intersection of US 281 & FM 1885), the north on US 281 for 8 miles, the west onto FM 2210 for 2.2 miles and property is on the north / right side.
- TERRAIN:** Level to sloping coastal bermuda with terracing to prevent erosion and some scattered trees. Heavy oak cover near the northwest corner.
- IMPROVEMENTS:** 2900+ sq. ft. log home built in 1999 with 2 bedrooms, 2.1 baths, man cave (3<sup>rd</sup> bedroom). Very open concept with a large living room with fireplace, wood laminate floors, pine walls, and pine cathedral ceiling. Open to the kitchen and dining area with Saltillo tile flooring, wood built-ins, cabinetry, and island. Nice kitchen with antique replica Heartland stove and fridge that convey or stay. Large master bedroom with wood floors and atrium doors leading outside. Adjoining master bath with Saltillo tile floor, marble vanity, and marble jetted tub. 2nd bath with tub/shower combination. Large covered patio and 2 car over-sized Garage. Floored attic for storage. Large covered front porch. Metal roof recently replaced. All electric and an aerobic septic system.  
2,640 sq. ft. workshop with a/c. Wired for 110 volts and for 220 welder. Steel container tool room. High view efficiency overhead lights inside and outside of shop. 600 sq ft open front metal barn (3 Stall) with water, feed/tack room. Wired for 110 Volt. Yoder built greenhouse (200 sq. ft.) with Eastern Red Cedar, automatic ventilation, and concrete floor with drain.
- WATER:** Water well (3), 1- which pumps 40-50 gallons per minute, 300ft deep and 5000 gallons (Trinity), 2 - private wells, 3 stock tanks with catfish, brim, and large-mouth bass.  
\*Additional 3.848 Acres owned (1/2 interest) where trinity water well is located.
- WILDLIFE:** Deer and turkey habitat adjoining the property.
- MINERALS:** None owned by seller.
- TAXES:** Approximately \$2,500.00.
- COMMENTS:** Nice log home, good coastal turf, and very private.
- PRICE:** \$495,000.00

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Colored boundary lines are not exact.

FM 2210 West