

78 Acre Cattle & Horse Ranch

639 CR 501, Stephenville, Erath Co., Texas 76401



A 4-2.1 stone home with pool, huge - shop, office, covered parking & efficiency apartment.



Horse barn, hay barn, steel cattle pens, feed lots, large stocked pond with pavilion, dock & fire pit.



Gently rolling to level with coastal bermuda & scattered trees. Roping arena. \$1,295,000.00.

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- LOCATION:** Approximately 2.5 Miles S/W of Stephenville & 12 minutes or 5.2 miles S/W of the Stephenville square. Directions - From I-20 (east or westbound) take US 281 South towards Stephenville or Exit 386 South (I-20 westbound turn Left & I-20 eastbound turn Right). Continue south on US 281 for 28 Miles then turn Right (west) onto "E South Loop" of US 377. Continue west for 1.5 Miles then turn left onto S Lillian Street. Continue south for .2 Miles then turn Right onto W Cedar Street. Continue west for .6 Miles then turn Left onto CR 256 (Left-hand Bend in the Road that turns into CR 256). Continue south for 1.6 Miles then turn Right to continue on CR 256. Continue west for .9 Miles then turn Left onto CR 501. Continue south for approximately .3 Miles and the destination is on the Right or Westside of the road. Distances - 33 Miles South of I-20 & US 281 & 83 Miles S/W of Fort Worth.
- TERRAIN:** The terrain is level to gently sloping with scattered trees, productive soils and coastal bermuda grass. About six years ago an exceptionally high concentration of various trees including - Red Oak, Elm, & Live Oak were planted to be harvested which have drip irrigation.
- IMPROVEMENTS:** A 2653 SF country/ranch style home with 4 bedrooms, 2.1 bathrooms, a Limestone exterior, new standing seam metal roof, and covered carport. A living room with a stone fireplace with blower, and stone hearth, a knotty pine plank cathedral ceiling with exposed beams, and a tile floor. The kitchen has a tile floor, wood stain cabinets, Formica countertops, tile back splash, Kitchen-Aid, Thermador & GE appliances - dishwasher, oven and microwave with an adjoining dining area. A garden room overlooking the pool. The bedrooms have carpet & ceiling fans. The master bath has a tile floor, jetted tub and a separate shower. The hallway, 2nd & 3rd bedrooms have carpet. 2nd bath has tile floor, tile vanity with a tub/shower combination. The 1/2 bath with tile vanity & drop-in sink. An electric / propane home and originally built in 1983 but remodeled in 2012. Covered back porch with stone columns and a nice size pool and spa with flagstone coping, and aggregate decking. Black all steel yard fence with concrete footing. A 42x105 all metal building with new exterior sides and roof, encompassing equipment storage, an apartment, shop area, and an office. A nice 6 stall shed row horse barn with covered concrete alleyway. A large all steel 5250 building used for hay storage, tack and feed rooms, and a cover for an excellent steel cattle working pens with an 18-wheeler loading chute. Feed bunk troughs. A large stocked pond (approx. 2 acres) with a dock, covered concrete floored pavilion with electricity, stone accents, a storage room, concrete patio, wood plank walking bridge, stone fire pit, and stone sidewalks. A large pipe, wire, & stave outside roping arena with return alley, holding pens, 2 story viewing deck, and lighted.
- WATER:** One water well. Large stock pond with covered pavilion, fishing dock, and bridge.
- SCHOOL:** Stephenville I.S.D.
- MINERALS:** None are thought to be owned, however; none will be reserved.
- TAXES:** \$3,654.00 (2017)
- COMMENTS:** Well located near Stephenville. Setup for cattle & horses with a comfortable home. The back porch and pool overlook the arena.
- PRICE:** \$1,295,000.00

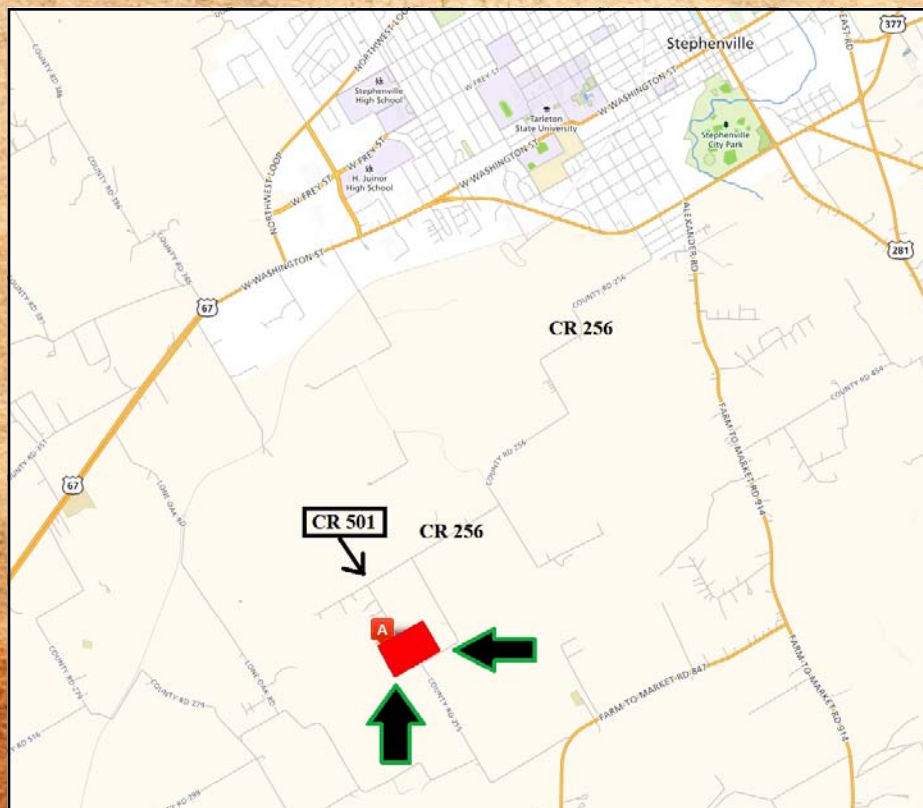
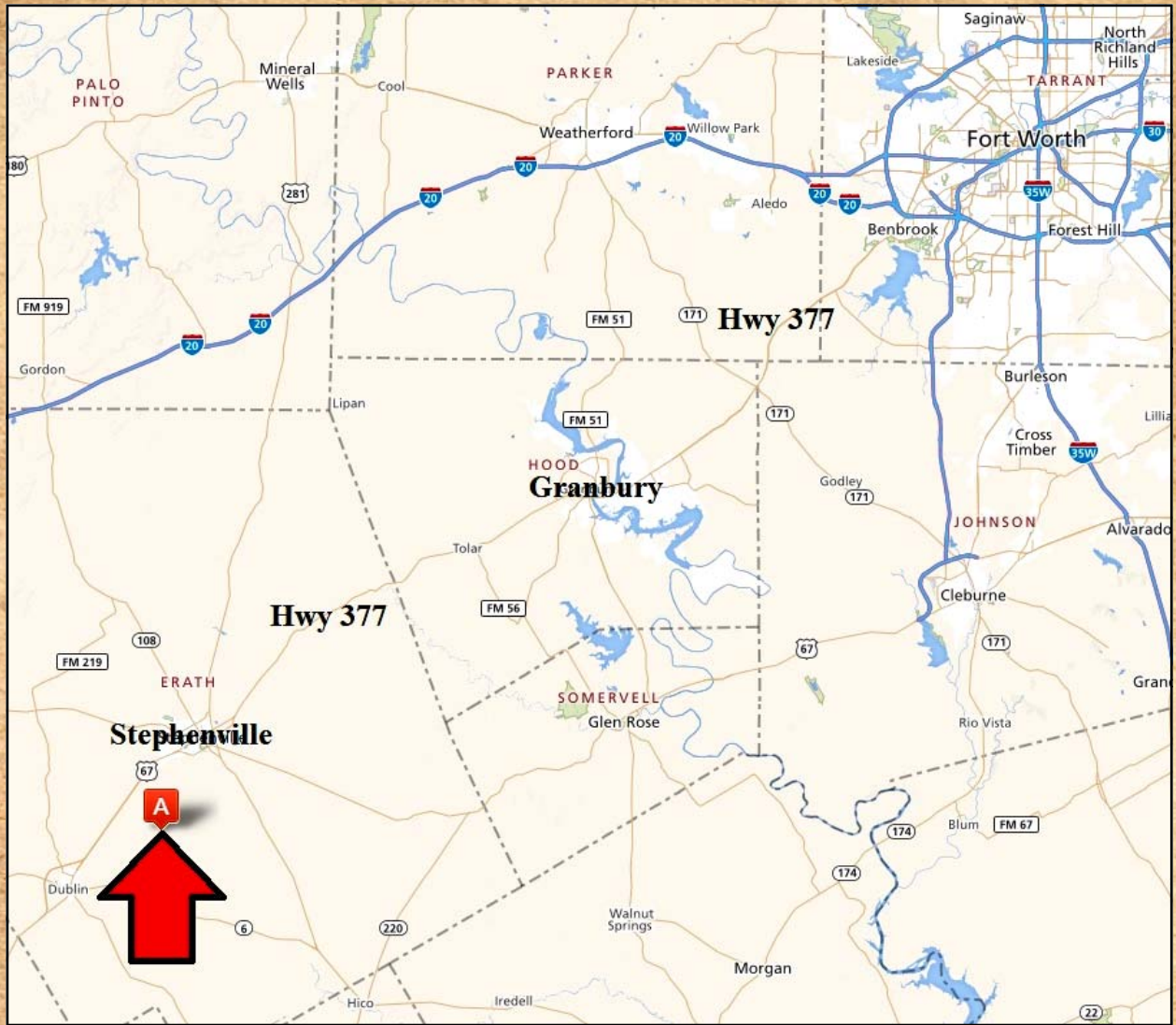
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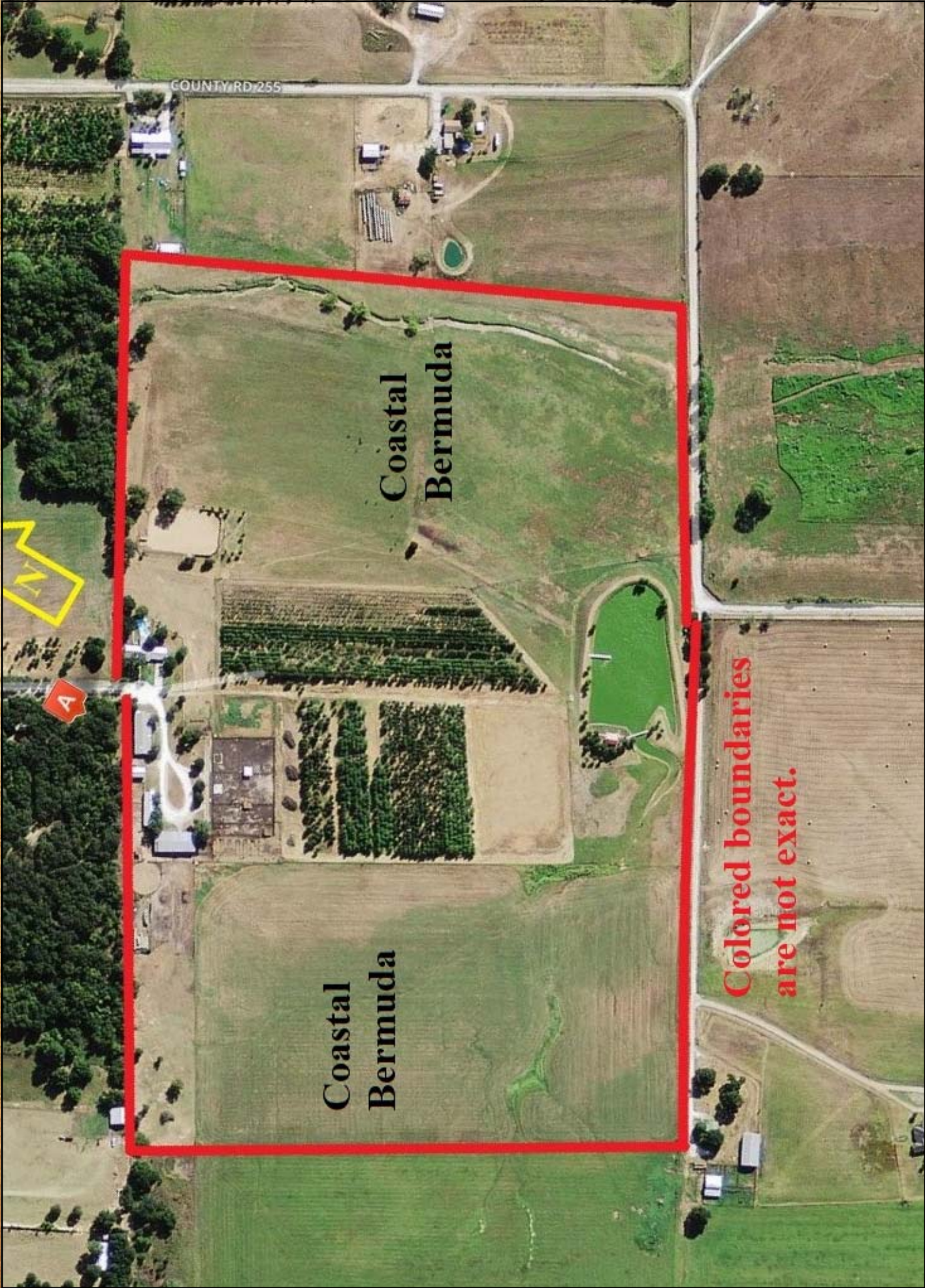












COUNTY RD 255

Coastal
Bermuda

Coastal
Bermuda

Colored boundaries
are not exact.

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