

# 92 AC Country Farm

## 8901 FM 2210, Perrin, Jack Co., Texas



45 minutes WNW of Fort Worth / 10 minutes ENE of Perrin on FM 2210.



Level to gently sloping native land with scattered trees, timber, and coastal.



1200 sq.ft. 3-2-2 doublewide home, large all steel bldg., 4 ponds, \$ 375,000.

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- LOCATION:** Approximately 45 minutes west northwest of Fort Worth. Directions – From Loop 820 & TX 199 in Lake Worth proceed west on TX 199 for 37 miles (17 miles west of Springtown), then south / left onto FM 2210 for 1.3 miles to the property on the west / right side.
- TERRAIN:** Level to gently sloping native land with clay and clay loam soils, scattered oak trees and oak timber. Coastal Bermuda pasture for hay.
- IMPROVEMENTS:** A 1200 sq. ft., 3 bedroom, 2 bath doublewide home with a siding exterior, brick underpinning and covered porches. Open concept from the kitchen to the family room. Kitchen with wood laminate floors, pine cabinets, Formica countertops, stove, dishwasher and refrigerator. Adjoining breakfast / dining area. Adjoining family room with carpet, fire place with stone surround, mantel, built-in shelves, and exposed beam ceiling. 2<sup>nd</sup> & 3<sup>rd</sup> bedrooms with carpet. 2<sup>nd</sup> bath with wood laminate floor, pine vanity with raised bowel sink, and shower. Master bedroom with carpet and exposed beam ceiling. Master bath with wood laminate floor, Formica vanity, large tub with shower. Wood paneling walls. Ceiling fans with lights. York A/C unit, guttering, and yard fence. Detached 2 car siding garage 24x24 with office / bonus room 16x24 and guttered. Asphalt carport. Pump house with concrete floor, matching exterior and water well. Matching metal roofs. Large all steel building 48x60, lighted and gravel floor. Small 10x10 portable storage building. Small steel cattle pens with adjoining catch pen, and small covered enclosures or sheds. Railroad car storage container.
- WATER:** Domestic – great water well, estimated at 300'. Four ponds (1 large with channel cat & scenic).
- COMMENTS:** Very private & calm. Good hunting and fishing.
- PRICE:** \$ 375,000.

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**Red boundaries  
are not exact.**

2210