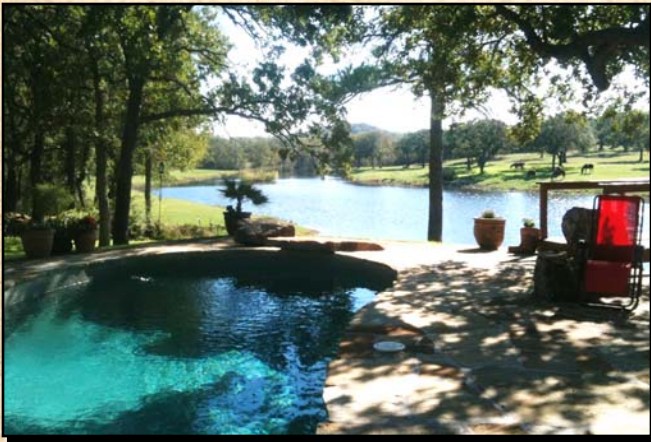


120 AC Horse & Recreation Ranch

285 Green Bottom Road, Mineral Wells, Texas



3,000 sq. ft. stone home with 3 bedrooms, 2 baths and a 2 car garage.



Flagstone deck, pool, outdoor bar, and an 8 acre private lake.



Level coastal bermuda to gently rolling native oak with pipe fencing. \$937,500.

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

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**120 Acre Horse/Cattle & Recreation Ranch
285 Green Bottom Road, Mineral Wells, TX 76067**

LOCATION: Minutes south of Mineral Wells on US 281 and approximately 1 hour west of Fort Worth.

TERRAIN: Approximately 60% of the land is level (mostly open productive coastal bermuda pasture and scattered trees with native grasses). The balance would be in scenic native habitat with scattered to thick cover for game and cattle.

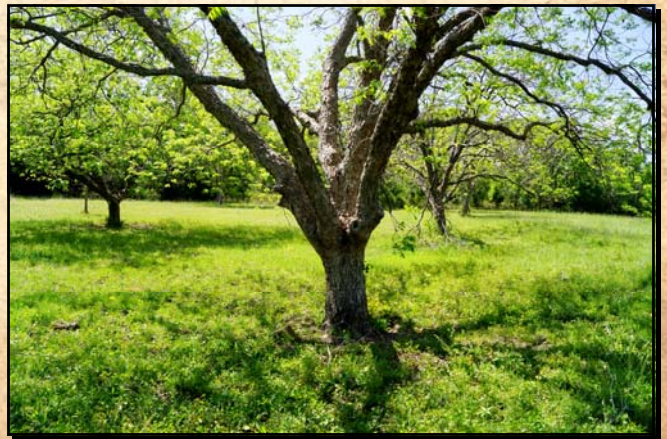
IMPROVEMENTS: The home is has approximately 3000 square feet of living area. A beautiful kitchen with Saltillo tile floor, wood beaded ceiling, granite counter top and tumble marble back splash. Stainless steel appliances - KA convection double ovens, KA dish washer, and a Dacor propane cook top & ventahood. Adjoining living area with wood stove and breakfast area with tile floors and a wall of windows overlooking the pool and lake. Formal dining room with solid oak floor and new sub-floor. Lower level family room with Saltillo tile, limestone fireplace with propane starter and limestone wall. The balance is rough cedar and a wall of windows overlooking the lake. The master bedroom is carpeted with a door out to the back yard or lake. The master bath has two marble vanities, tile floor and tile shower. Office with Saltillo tile floor built-in desk & shelves. 2nd and 3rd bedrooms are carpeted. Ceiling fans with lights throughout. Pier & beam. Completely remodeled in 2011 & 2012. Salt water pool with pebbletec. New jet pump on the sprinkler system and the water source is the lake. Covered carport and garden storage building. Small craft building. RV hookup. 9 stall horse barn with feed and tack room. Roping arena with return alley way, holding pens, lights on the west half, and a cow cutter. RV hook up, small building with laundry room and full bath. Stud trap. Shop building. Covered trailer and tractor shed.

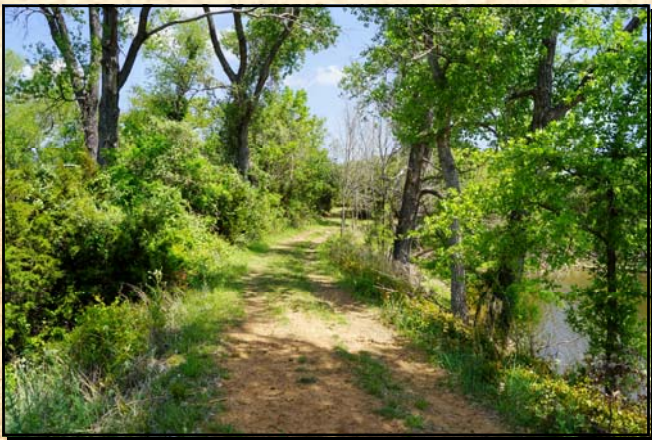
WATER: City of Mineral Wells. An 8 acre stocked lake with a small creek feeding it.

TAXES: \$3,000.00 annually approximately with ag exemption.

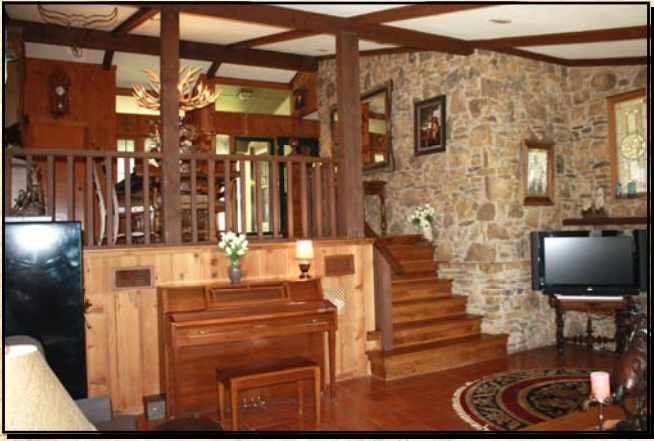
PRICE: \$937,500.00.

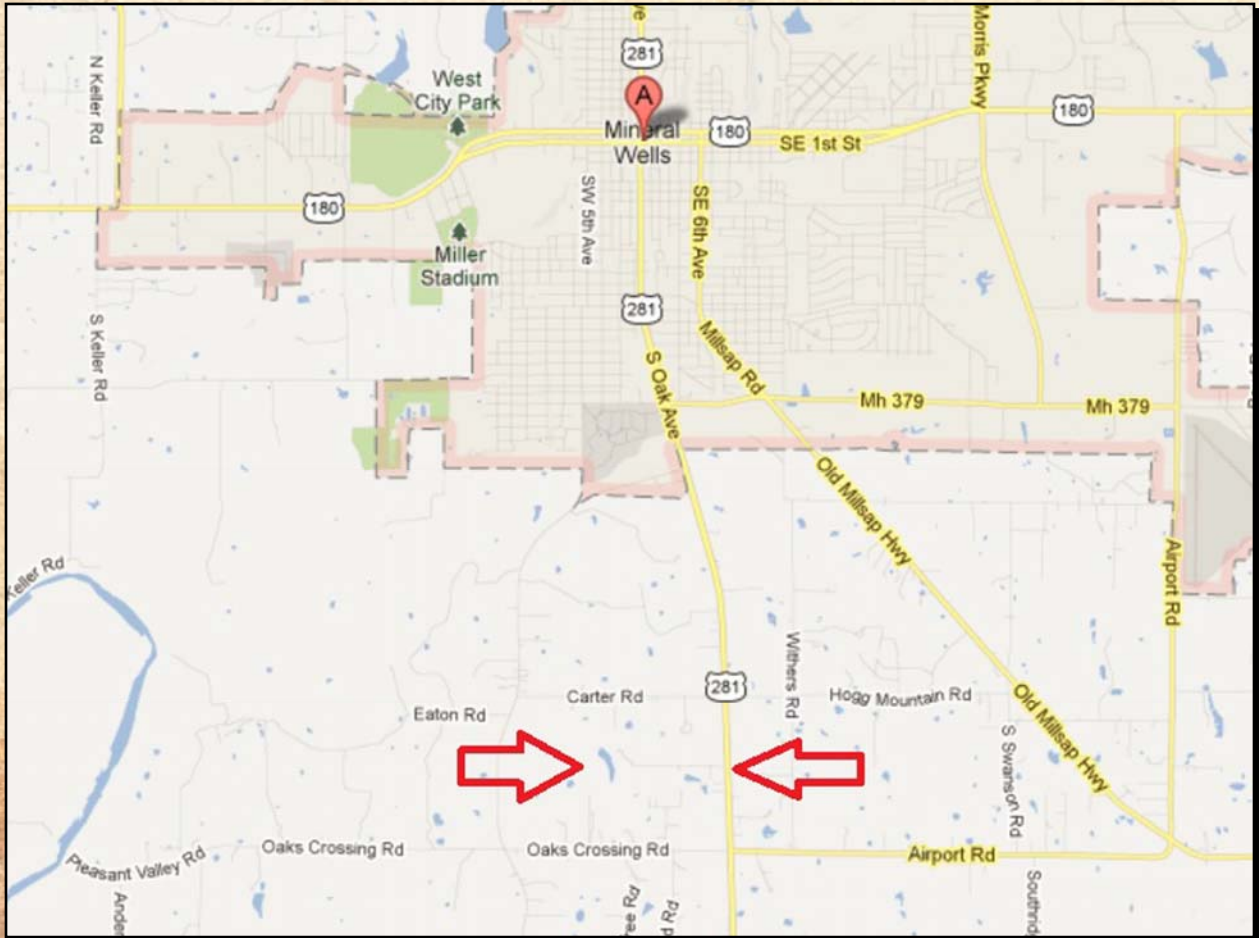
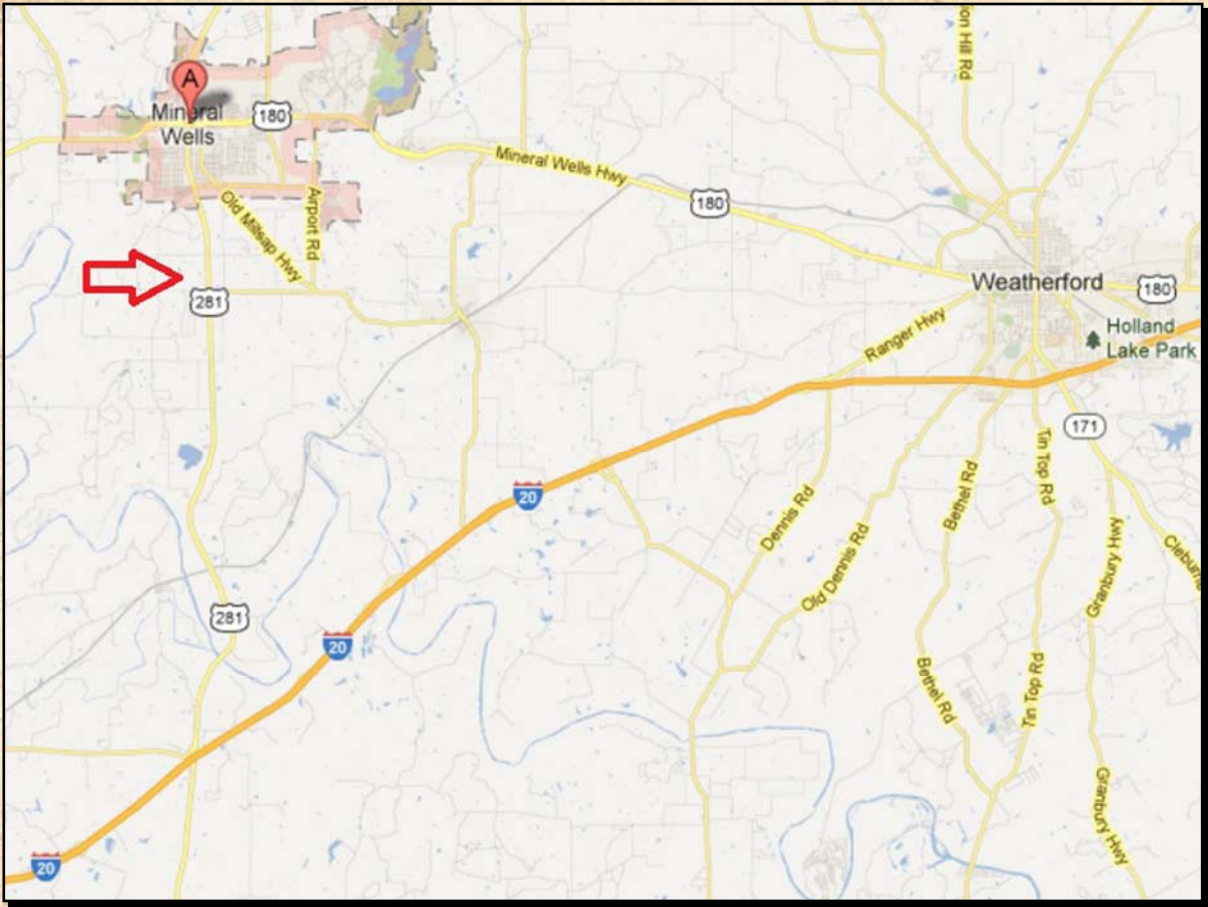
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**Colored boundaries
are not exact.**