

# Gorgeous 17 Acres & Older Stone Home

## 2512 Hawkins Lilly Road, Weatherford, Texas



An older 3 bedroom 2 bath 2 car garage stone home, an older shop, & water well.



Sloping to level sandy loam soils with huge pecan trees & common bermuda. \$995,000.00

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## 17.18 BEAUTIFUL Acres & Older Stone Home 2512 Hawkins Lilly Road, Weatherford, TX 76085

- LOCATION:** On the north edge of Weatherford. From Ric Williamson Memorial Hwy north onto Hawkins Lilly Road for 4/10ths mile to the property on the east / right side. 2.6 miles from the Weatherford courthouse and not within the city limits.
- LAND:** Sloping to level sandy loam & clay loam soils with huge pecan trees, oak trees, and common bermuda grass pasture. The home is built on the highest point on the west side with an awesome view. Video: <https://youtu.be/Fe9zuH3srdQ>
- IMPROVEMENTS:** The home was built in 1966 with a stone exterior, a pier & beam / concrete slab combination, and a new conventional roof. 2,263 sq ft. of living area featuring 3 bedrooms, 2 full bathrooms, and an attached 726 sq.ft. two-car garage. The kitchen has vinyl flooring, extensive wood cabinetry with Formica countertops & backsplash, an island with an electric cooktop, and hood vent. Double oven, Maytag dishwasher, eating bar, and breakfast area. Adjoining large family room with an Ashley wood burning stove and heatilator insert in the stone fireplace wall, hearth and mantel with carpet and French doors. All bedrooms and dining room are carpeted with wood paneling walls. Bathrooms with Formica countertops, single lavatories, one tub / shower combo and one tile shower. Large laundry room. 2 car covered carport. An all-electric home, with one outside a/c unit with central h/a, two window units, one furnace, one hot water heater, and ceiling fans with lights. Covered back porch. Well house & small storage building. Large crepe myrtles. An older 2000 sq. ft. shop building with concrete floor and roll up doors. Numerous older outbuildings including a hay shed, and miscellaneous sheds, built in 1966. Steel cattle holding pens. An old inground cellar.
- PROPERTY TAXES:** \$1,491.06 annually with agricultural exemption.
- ISD:** Weatherford, K-12
- WATER:** Approx. 180' deep according to family. A natural spring that has supplied an earthen pond (needs repair) in the past.
- MINERALS:** The majority, if not all, are owned and conveyed. No lease or production.
- COMMENTS:** The large pecan trees are gorgeous and stunning, and the land is very productive. The location is minutes from Weatherford. The home needs updating or remodeling. This offering conveys real property only.
- RESTRICTIONS:** The following uses and activities are not allowed and prohibited on the Property: (1) mobile homes, manufactured homes, or already built or partially built homes moved in; (2) RV parks; (3) dump grounds or dumping of any kind; (4) commercial cloven hoof, poultry or canine operations; (5) wrecking yards or salvage yards, (6) motorcycle parks or motocross activities; and (7) commercial gun and/or firing ranges.
- PRICE:** \$996,000.00

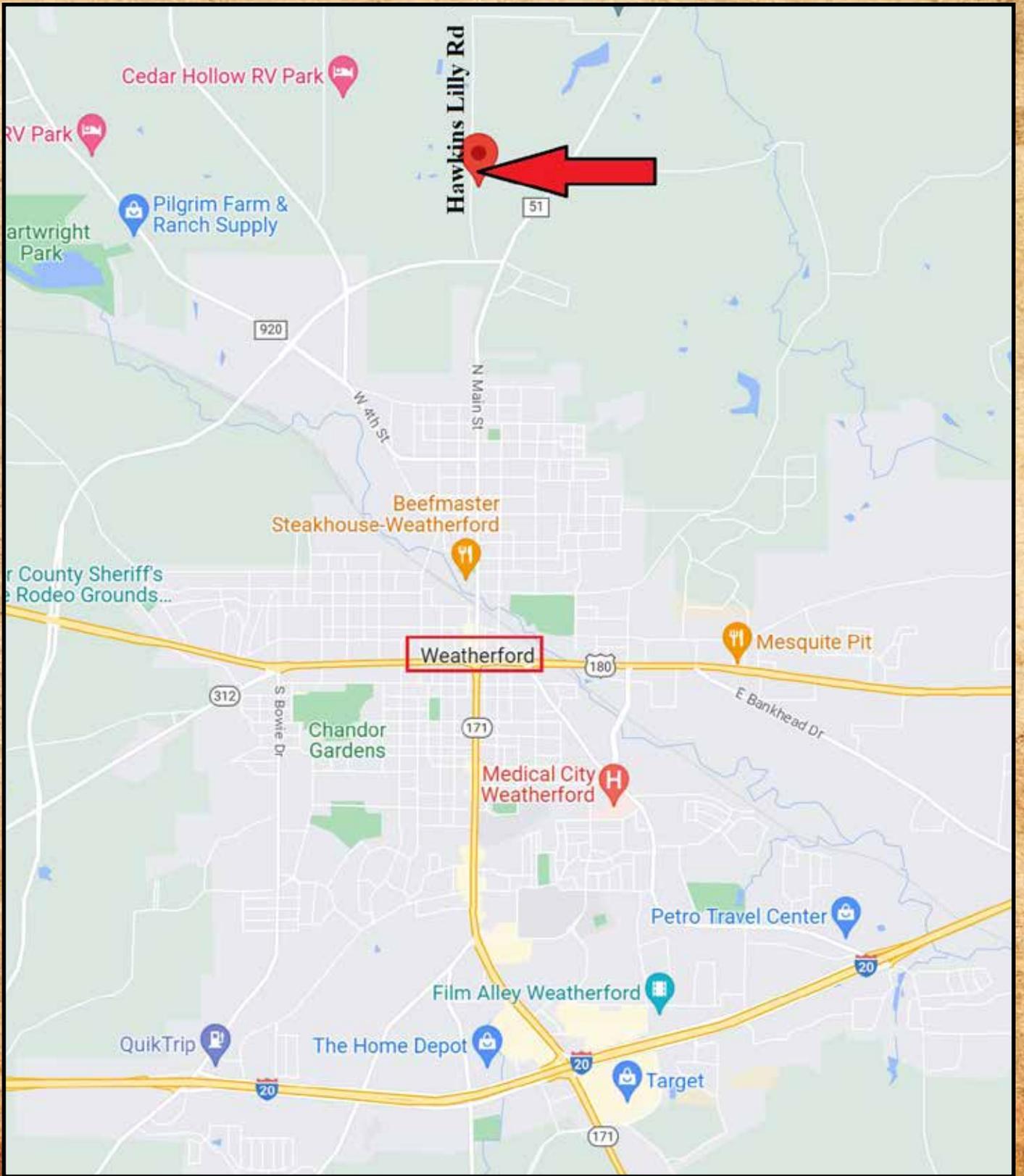
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Cedar Hollow RV Park

RV Park

Artwright Park

Pilgrim Farm & Ranch Supply

Hawkins Lilly Rd

51

920

W 4th St

N Main St

Beefmaster Steakhouse-Weatherford

County Sheriff's Rodeo Grounds...

Weatherford

180

Mesquite Pit

E Bankhead Dr

312

S Bowie Dr

Chandor Gardens

171

Medical City Weatherford

Petro Travel Center

20

Film Alley Weatherford

QuikTrip

The Home Depot

20

171

Target



**Colored boundary lines are not exact.**

Hawkins Lily Rd

51