

50.7 Acre Farm

915 Old Oran Road, Perrin, Parker County, Texas



A remodeled 2277 sf 3-2 hardy board siding home w/ trees, nice shop w/living quarters & stall.



Mostly open level cultivation / wheat land to gently sloping land in native grass. \$1,200,000.

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50.73 Acres with Improvements **Whitt, NW Parker County, Texas**

LOCATION: 915 Old Oran Road, Perrin, Texas. Approximately – 8 minutes to Perrin, 14 minutes from Mineral Wells, 29 minutes from Weatherford, and 1 hour 11 minutes to Downtown Ft. Worth.

TERRAIN: Numerous trees around the home in an elevated area with 81% of the property in an open cultivation field and open horse traps comprised of Krum clay soil in 1 to 3% slopes.

IMPROVEMENTS: A remodeled 2277 square foot hardy board siding home featuring 3 bedrooms 2 baths, a large family room with fireplace with many windows, a small den, a fully remodeled kitchen with granite countertops, an island and new appliances, and laundry room. A small covered front porch and a 200 sq. ft. covered back porch. An all-steel 30x56 R panel building with concrete floors, living quarters or office. Shop or trailer or tractor storage of 22x30 with drive through rollup doors.

WATER: Water well with an old ornate windmill.

ISD: Perrin ISD

TAXES: \$2,866.00 with agricultural exemption.

PRICE: \$1,200,000, no owner financing or division.

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