

38.19 Acres with Improvements

860 Kite Road, Mineral Wells, Texas 76067



40x70 metal home / Barndominium, 1,800 sf living area, enclosed sunroom, open kitchen & dining area.



Level pastureland with scattered oaks and fine sandy loam soil, suitable for grazing and cultivation. Deer, turkey, & fishing, mineral rights, private gated pipe entry & fencing. 2 ponds & water tap. \$895,000.00.

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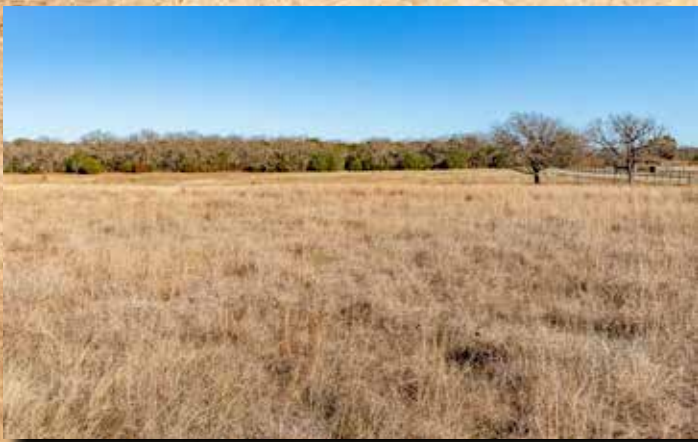
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38.19 Acres with Apartment / Shop Buildings **860 Kite Rd, Mineral Wells, Palo Pinto Co., Texas**

- LOCATION:** Approximately 11 minutes north of Mineral Wells or 1 hr & 7 minutes from Fort Worth. From Mineral Wells go north on US 281 for 3.9 miles, and west / left on to Turkey Creek Road for .5 miles, then south / left onto Kite Road for .9 miles and the property is on the north / right side.
- TERRAIN:** Mostly level to gently sloping native land with scattered oak trees and some cedar trees. Bonti fine sandy loam soil. Cleared areas for grazing and some cultivation.
- IMPROVEMENTS:** A metal home / barndominium and storage / garage building of 40x70. Well insulated, including 1000 sq. ft. of garage with 12-foot insulated doors on both sides (pull through). Ample living and work areas. Over 1800 sq. ft. of living space which includes an 800 sq. ft. enclosed porch / sunroom separately heated, cooled, insulated, double paned new windows all around allowing a full view of the property. Upstairs 700+ sq. ft. can be made into two additional bedrooms. Two full baths, master bedroom, and laundry room with utility sink. Large open concept living area with full kitchen, large pantry, excellent for entertaining. Corian countertops in the kitchen and the bathrooms with sinks. Ceiling fans throughout the home. Custom built-in oak-stained cabinets in the kitchen and bathrooms. Two furnaces, two heat pumps, one for the enclosed porch, one for an additional living area. Full RV hook ups on both sides of the building, including septic. 20' overhangs are on both sides of the building and a 10' awning in the front. Adjoining matching 30x70 shop with concrete floors, two story, foam insulation, half bath and rollup doors. Upstairs with an office, full bath, and a same size storage room. 20' overhangs are on both sides of the building and a 10' awning in the front. When functioning the wind turbine generates electricity. Cross fenced, electric privacy gate, pipe entry, and pipe & non-climb wire fencing along Kite Road.
- WATER:** North Rural Water Supply Tap for domestic use. Two stocked spring fed ponds (1-1.5 acres) with blue catfish, and Triploid grass carp in both ponds to eat the algae.
- GAME:** Deer, turkey, and fishing.
- MINERALS:** Seller will convey the mineral estate and 1/2 royalty of what is currently owned.
- PROPERTY TAXES:** With agricultural exemption 2024 were?
- PRICE:** \$895,000.00, no owner finance or division.

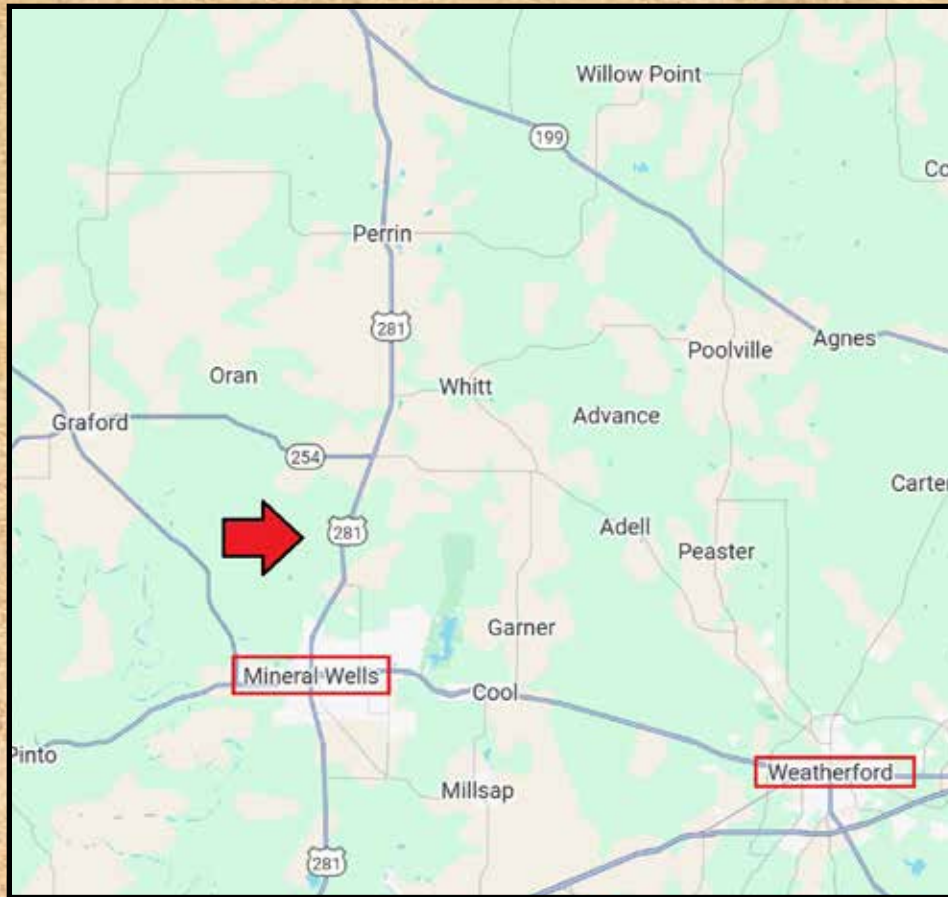
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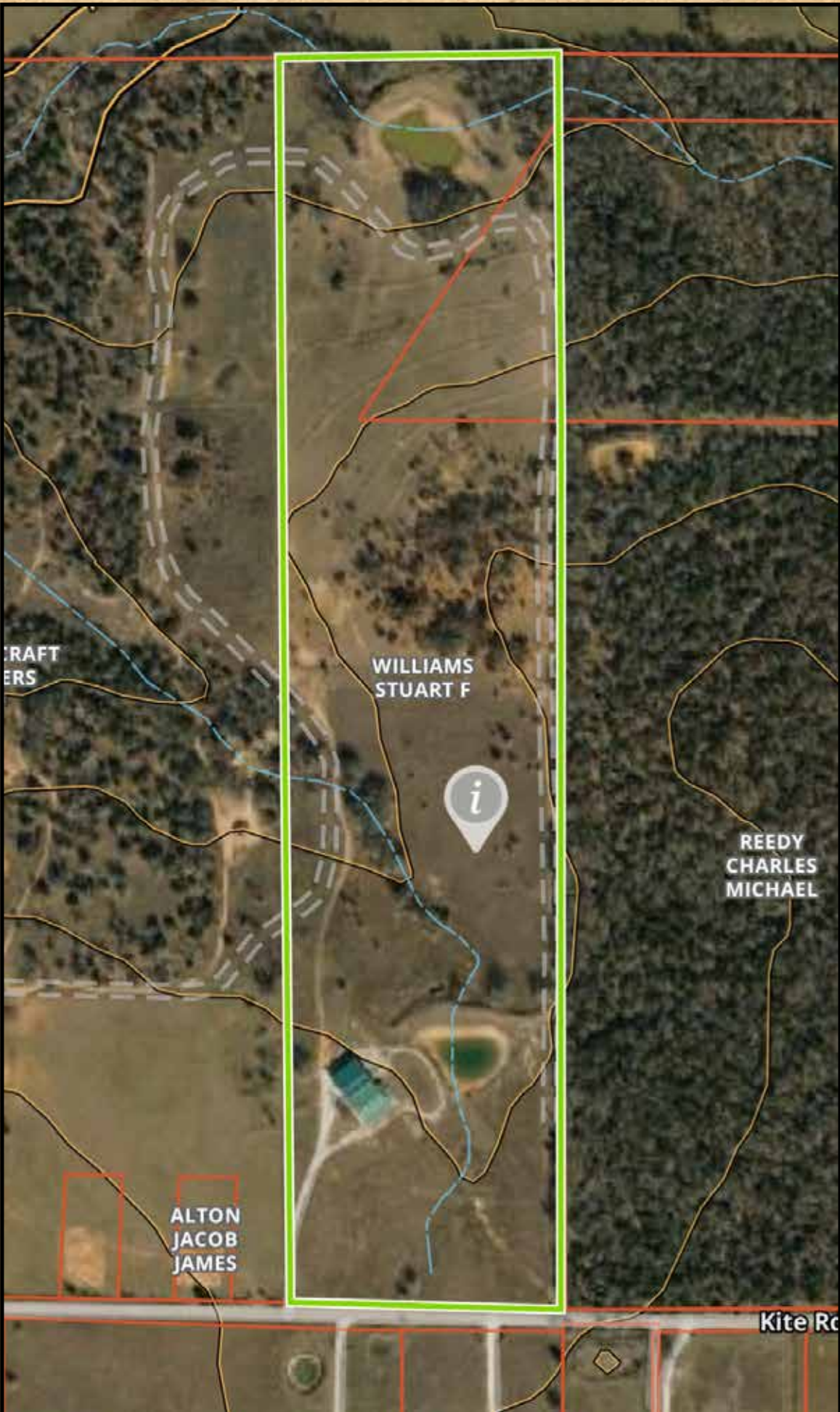












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