

Scenic 34.2 Acres with Country Home

1701 N. FM Rd 113, Weatherford (Garner), Texas 76088



The property is gently rolling native land with scattered post oak and elm trees.



The brick home is a remodeled 3 bedrooms 2.1 baths 2 car garage with storage buildings.



A stock pond and a small draw. Some minerals, and a Co-op water tap. \$499,500.00.

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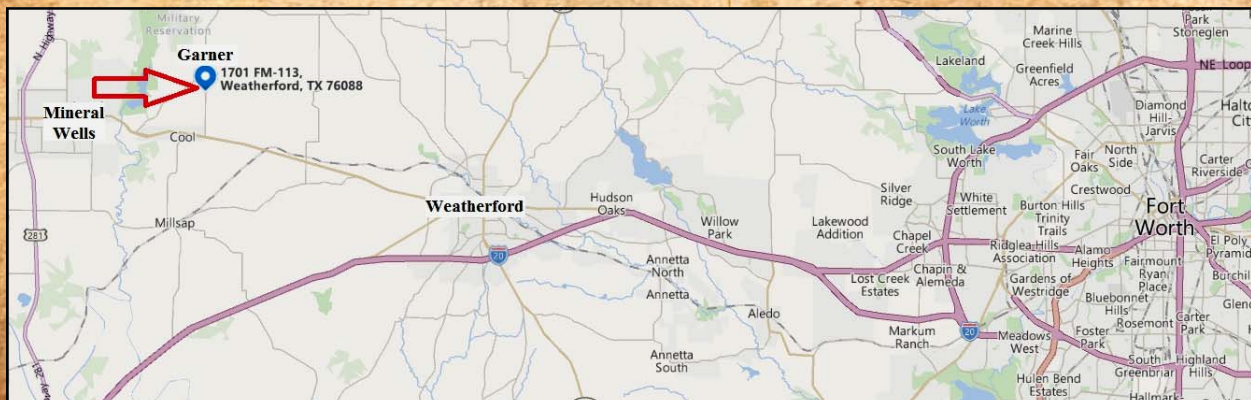
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- LOCATION:** Approximately 18 minutes west of Weatherford in the Garner Community.
Directions – 11 miles west of Weatherford on US 180, then north/right onto FM 113 North for 2 miles and the property is on the west / left side.
- TERRAIN:** Gently rolling native land with many varieties of trees including Post Oak, Live Oak, Elm, etc.. Most of the soil is a sand to sand / clay mix to some outcropping of sandstone.
- IMPROVEMENTS:** Built in 1983 with 3 bedrooms, 2.1 baths, 2 car garage home has been well maintained. A brick exterior, composition roof, shutters, and a covered front porch. The interior has been remodeled in years past – the kitchen, breakfast and dining areas flow together and have a common Saltillo tile floor. The kitchen has tile countertops and backsplash along with many wood cabinets. The appliances include – GE double oven, a Maytag dishwasher, and a Jenn-Air electric cooktop. A sink with disposal and window. The living room is larger with carpet, paneling, a wood burning stove, and a large built-in. A master bedroom with carpet, a small adjoining office and closet. Adjoining is the master bath with tile flooring, marble vanity, a tile shower & glass door, wallpaper, and another closet. Throughout are eight foot ceilings and ceiling fans with light kits. 2nd & 3rd bedrooms have carpet and a small closet. The 2nd bath has a tile floor, a large marble vanity, a tub/tile shower combination, and wallpaper. A ½ bath with Saltillo tile floor and a small marble vanity. The laundry room has Saltillo tile flooring, many wooden cabinets, a folding vanity, and washer and dryer hookups. The 2 car garage has one large door. Many large oak trees surround the home. A separate storage building with T111 exterior siding, a concrete slab, and a rollup door. Another small storage building with a siding exterior. An old barn with some steel cattle pens. A cedar stave entry.
- WATER:** A North Rural Water Coop water tap services the home.
There is a medium size stock pond and a small seasonal branch.
- TAXES:** \$2,087.14 for 2016.
- MINERALS:** The Seller owns 50% of the mineral rights with 50% of the executive rights and ¼ of the royalty rights to be conveyed at closing and funding.
There is no lease currently in effect.
- COMMENTS:** The location is great and the setting is scenic and peaceful. The home is nice and comfortable. Many trees and cover for wildlife.
- PRICE:** \$499,500.00.

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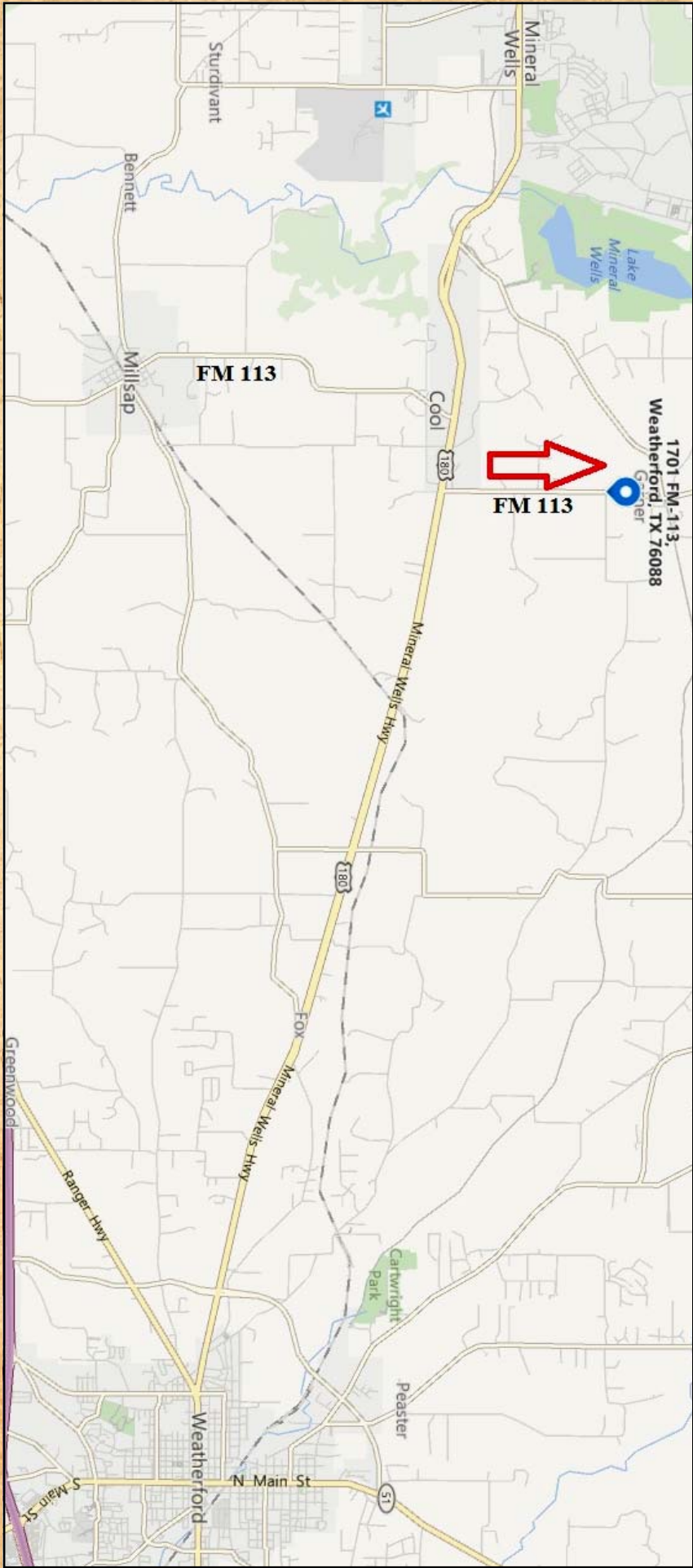












FM 113

1701 FM-113,
Weatherford, TX 76088

FM 113

Cool 1803

1805

1803

511

Bennett

Millsap

Sturdivant

Mineral Wells

Lake Mineral Wells

Mineral Wells Hwy

Fox

Mineral Wells Hwy

Ranger Hwy

Cartwright Park

Peaster

Weatherford

N Main St

Greenwood

S Main St





Colored boundaries are not exact.

FM 113 North

170' FM 113