

# 47.5 AC Northeast of Lipan, TX



**Stone 2 bedroom 2 bath home with adjoining 4 stall horse barn.**



**Concrete alleyway, quality construction, rollup doors & outside runs.**



**Rolling sandy loam soil & many scenic trees. Reduced to \$ 475,000 !**

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## 47.5 AC Horse Ranch 9908 Reynolds Road, Lipan, Texas

- LOCATION:** Approximately 50 minutes west southwest of Ft.Worth. Direction – 12.5 miles south of Interstate 20 on FM 1189 and the property is on the south / left side.
- TERRAIN:** Rolling sandy soil with improved grass and tall post oaks around the home area or pasture. The balance is native cover with live oak, post oak, some cedar & mesquite.
- IMPROVEMENTS:** A very nice horse barn / 2 bedroom, 2 bath apartment combination encompassing 1300 sq. ft.. The horse barn 24x54 is all steel with concrete alleyway. 12x12 tack room and wash bay, 4-12x12 stalls with outside pipe runs. The apartment exterior is a beautiful Austin stone with 4 stone columns on the front porch and old sheet iron ceiling. Completed March of 2009. The interior is rustic with an open concept including the kitchen and living room with tile floor, textured walls and many windows. The kitchen has tile countertops & back splash, stained cabinets, stove, built-in microwave and dishwasher. Master bedroom with carpet and large windows. Master bath with large tub / shower combination with tile surround. Single vanity with sink. Upstairs with 2<sup>nd</sup> bedroom and Leopard carpet. 2<sup>nd</sup> bath with tile floor, tile countertop, one vanity and sink and tub with shower wand. Small laundry room with tile floor, stained cabinets and tile countertop. Stone sidewalk and landscaping. Nice all steel hog & goat shed 24x18 with two sides open, steel run, 2 hog pens & 6 goat / sheep pens with concrete floor and lighted. Pipe and stone entry with cedar stave fencing.
- WATER:** Co-op water to the home. Several ponds.
- MINERALS:** Some minerals owned and will convey some.
- COMMENTS:** Classy / cute apartment with nice horse barn. Private, good soil and pretty trees.
- PRICE:** \$ 475,000.00, or  
34.3 acres with the improvements for \$ 375,000.00 or  
10 acres with the improvements for \$ 250,000.00.

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