

79.65 AC w/Large Home & Improvements

3715 Hwy 281 North, Mineral Wells, Palo Pinto Co., TX



A 4,508 sf 4 bedroom 3.5 bath 3 car garage, stone and cedar 1.5 story home



Coastal bermuda and excellent scenic native terrain with views & deer



6 stall horse barn, roping arena, cattle pens, pipe entry, water well - \$ 850,000

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79.65 AC with IMPROVEMENTS 3715 Hwy 281 North, Mineral Wells, TX

- LOCATION:** 2.5 miles north of downtown Mineral Wells (US 180 & US 281) on the west / left side or 1 hour west of Ft. Worth. Nice frontage on US 281 and Tatem Hill Road.
- TERRAIN:** Sandy soils with 40 +/- acres in coastal bermuda pastures. Clay soils with excellent native terrain for game cover (timbered areas with oak trees and rock outcroppings). The lower area is near the highway and the upper area is on the back or west side. Small pecan orchard with medium size trees.
- IMPROVEMENTS:** A 4,508 sq. ft. 4 bedroom, 3.5 bath, 3 car garage, stone and cedar 2 story home. Originally built in 1983. Remodeled – all new exterior cedar and paint. New insulated garage doors. New carpet, new appliances, new large granite island. All electric, 1 hot water heater, 2 a/c units. Metal roof, tile and carpet, textured walls, Anderson wood windows. A large family room with a huge stone fireplace to the ceiling, large built-in credenza, and cathedral beam ceiling. 2nd living area with carpet and windows. Formal dining room with carpet and mirrored wall. Entry with 20' ceiling, large closet / storage room. A large aggregate deck with limestone fence & pool (new plaster & flagstone coping). Matching pool house with full bath and storage. A hot house for plants. Upstairs - Master bedroom with 3 built-ins, and many windows with a scenic east view. Master bath with exposed ornate tub and separate shower. 3 more bedrooms with carpet, windows, and ceiling fans. 2nd full baths with bi-level tile vanity, and tub / shower combination. The 3 car garage 28x24, is very spacious with 3 new insulated doors and work tables. Covered front porch 3.5x21. NW horse barn 36x50 is a metal exterior with steel frame, 12' wide concrete alleyway, office 13x11 with a/c & half bath. 6 wood & steel frame stalls (5-12x12 & 1-6'9"x12), feed room & storage 12x12, 2 rollup doors and sky lights. 2-9'9" overhangs, one on each side. Exterior pipe staunch. Pipe dressage arena of 63x198. 3 traps. East side improvements – 5 horse runs (99' long) with shed cover. Lighted roping arena (250x99) with return alleyway, and roping chute. Holding pen and cattle working pen. Beautiful old stone barn. Small all steel 3 bay equipment shed (30x24).
- WATER:** 2 co-op water meters – one to the home and one to the horse barn in the northwest corner. A good water well near the main home with a booster pump, 4500 gallon storage tank.
- TAXES:** \$5,300 annually
- MINERALS:** Negotiable
- COMMENTS:** A private beautiful home, a beautiful view, scenic diversified terrain, and conveniently located to Mineral Wells.
- PRICE:** \$ 850,000.

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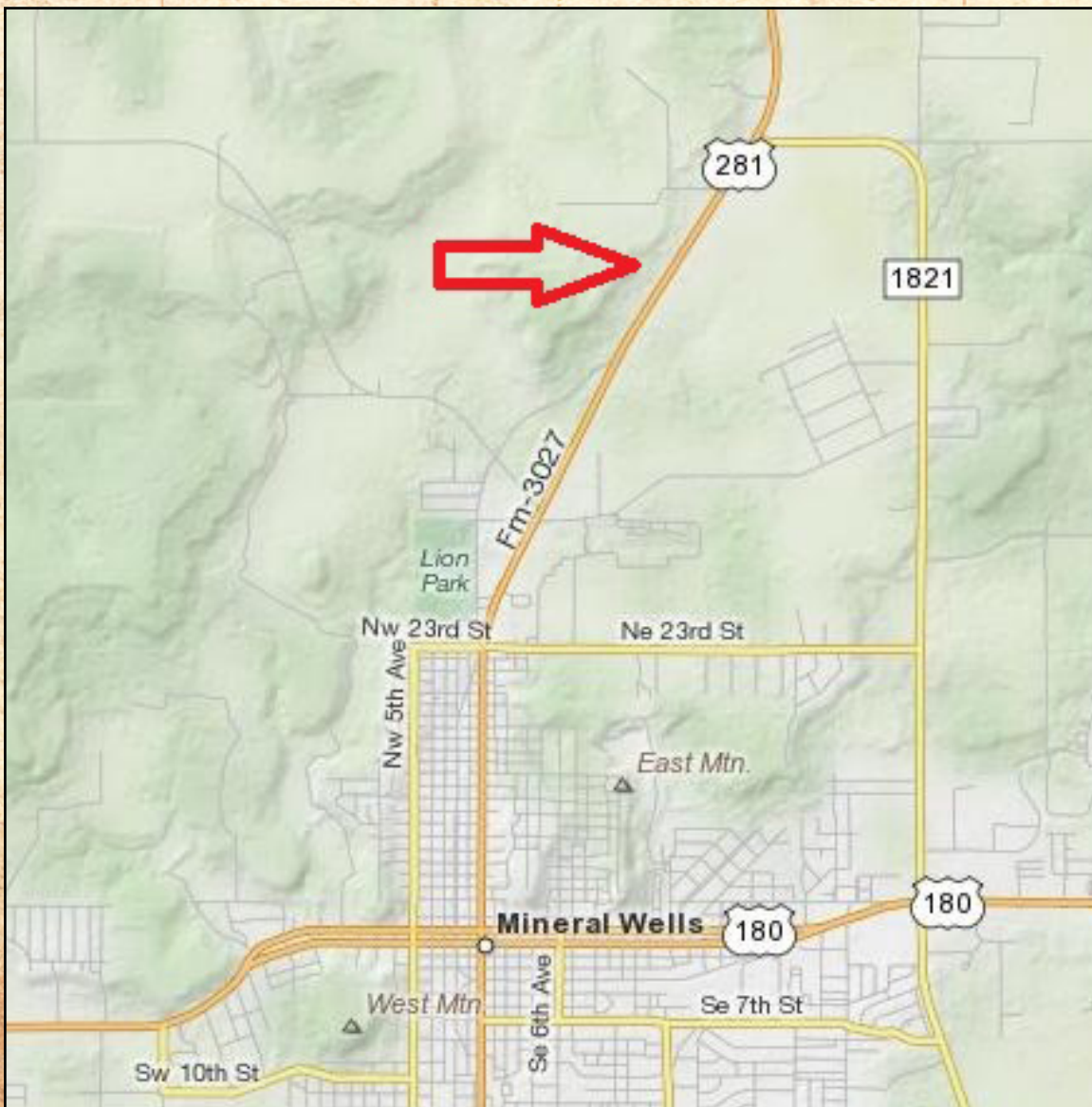
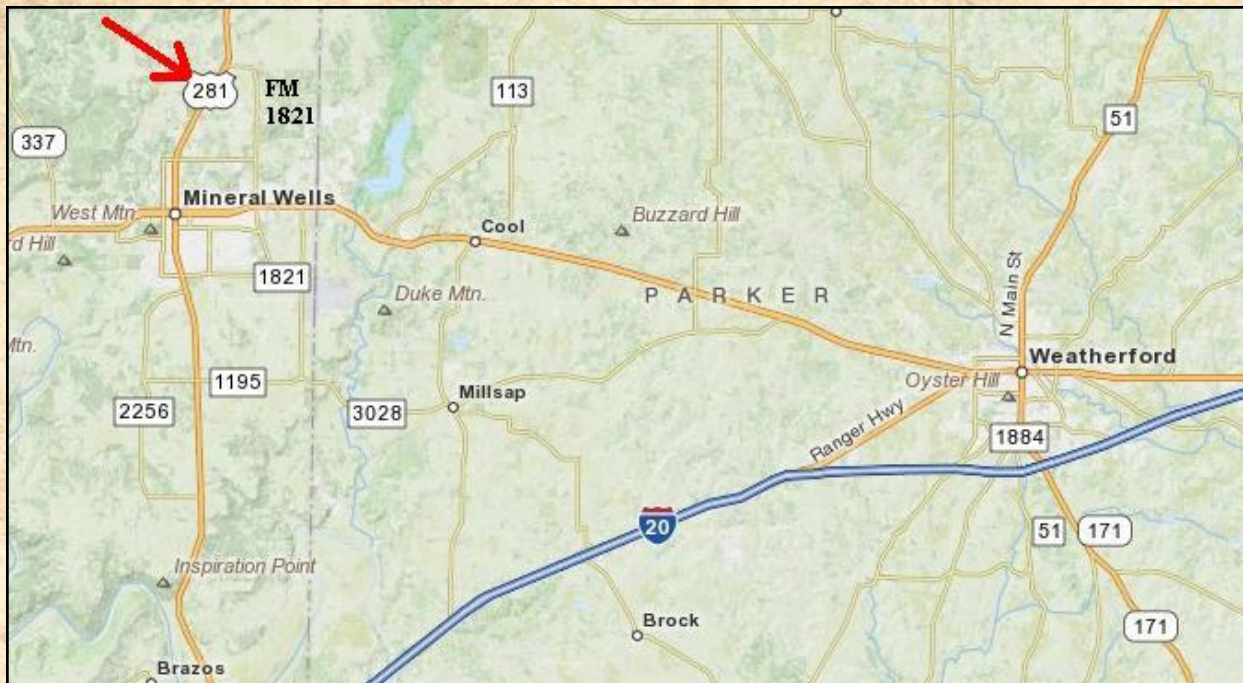














Red boundaries are not exact.