

Perfect Recreational Ranch

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com

Property Address

000 County Road 343
Dublin, Texas 76446

Property Highlights

- Price: \$525,720.00
- Acres: 146.66
- County: Comanche
- State: Texas
- Closest City: Dublin
- Property Type: Acreage w/House



Property Description

146.66 ac, 5 bedroom 3 bath updated farmhouse perfect for hunters or great family retreat. Elevation changes with light to heavy cover, majestic views, great hunting ground and nice bottom land for grazing. Mustang creek runs thru property, hardwoods around creek. 2 wells, 2 tanks, back-up generator, perimeter & cross fencing. Older MH on property with water & septic, pecan orchard needs a little tlc. 40 to 50 acres can be split off if desired. Contact Paula for Showing.

Driving Directions

From Dublin, take FM219 and take R @ CR 322 later turns into CR 343 at Comanche county line, Turn Right @ T onto CR 328 Turn Left @ CR 343, prop on R.



Paula Donaho
pauladonaho@gmail.com
254-485-3621
150 N. Harbin Dr.
Stephenville, TX 76401

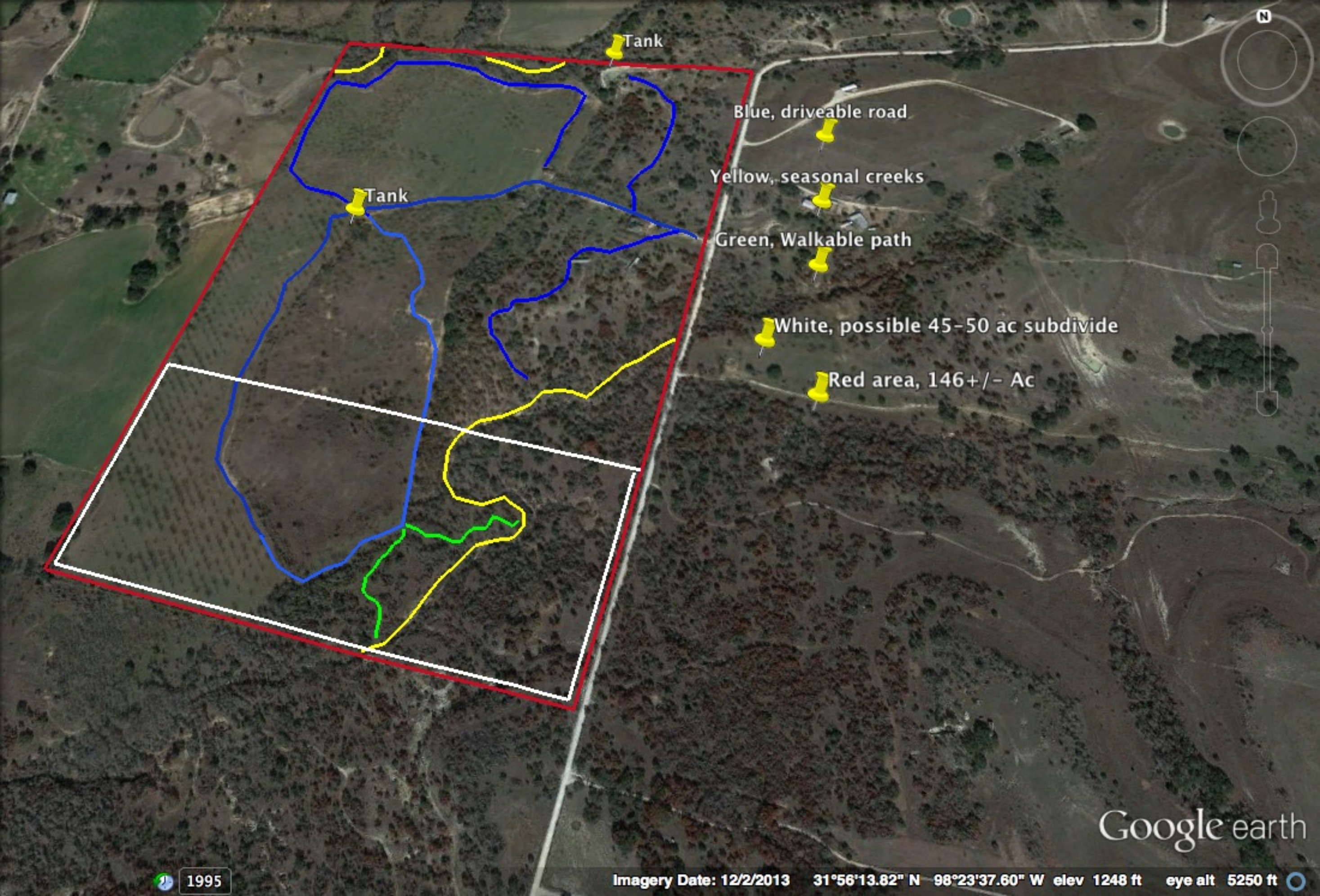
More details at
landsoftexas.com/listing/2102274



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Tank

Blue, driveable road

Yellow, seasonal creeks

Green, Walkable path

White, possible 45-50 ac subdivide

Red area, 146+/- Ac

Tank

Google earth

1995

Imagery Date: 12/2/2013 31°56'13.82" N -98°23'37.60" W elev 1248 ft eye alt 5250 ft

Customer Full Residential

MLS#: 13060368 Active [000 County Rd 343](#) Dublin 76446 LP: \$525,720



Category:	Residential	Type:	RES-Farm/Ranch Orig LP:	\$525,720
Area:	81/5	Also for Lease:	N	
Subdv:	None	Lease MLS#:		
County:	Comanche	Lake Name:		Lst \$ / SqFt: \$91.84
Parcel ID:	000000012379	Plan Dvlpmt:		
Lot:	Block:	Legal:	A00033 BENTON, CHARLES, ACRES	
Multi Prcl:	No	MUD Dst: No	Unexempt Taxes:	

Bedrooms: 5	Tot Baths: 3.0	Liv Areas: 1	Stories: 1
Fireplaces: 2	Full Baths: 3	Dining Areas: 1	Pool: No
	Half Baths: 0		

SqFt:	5,724 / Tax	Yr Blt:	1920 / Preowned
# Gar Spaces:	0	# Carprt Spccs:	0
Garage Size:		HOA:	None
Acres:	146.660	Lot Dimen:	
Hdcp Am:	No		Will Subdiv: Yes

Accessory Unit:

Accessory Unit Type:

School Dist:	Comanche ISD		
Elementary School:	Comanche	Middle School:	Comanche
Primary School:		Intermediate School:	
		High School:	Comanche
		Junior High School:	Jeffries

Bedroom:	19 x 19 / 1	Bedroom:	15 x 13 / 1
Bedroom:	21 x 11 / 1	Bedroom:	10 x 10 / 1
Breakfast Room:	15 x 10 / 1	Extra Storage Room:	
Kitchen:	15 x 7 / 1	Living Room:	20 x 15 / 1
	Breakfast Bar, Farm Sink, Island, Walk-in Pantry		
Master Bedroom:	18 x 12 / 1	Dual Sinks, Linen Closet, Walk-in Closets	Utility Room: 17 x 6 / 1
			Full Size W/D Area, Room for Freezer, Separate Utility Room, Sink in Utility

Housing Type:	Single Detached	Fireplace Type:	Gas Logs, Metal Box, Wood Burning
Style of House:	Ranch, Traditional	Kitchen Equipment:	Range/Oven-Gas
Lot Size/Acreage:	Over 100 Acres	Alarm/Security:	
Lot Description:	Acreage, Creek, Horses Permitted, Pasture, Some Trees, Tank/ Pond	Flooring:	Ceramic Tile, Laminate, Vinyl
Exterior Features:	Storage Building	Heating/Cooling:	Space Heater, Window Unit
Soil:	Sandy Loam, Unknown	Energy Efficiency:	
Construction:	Wood	Green Features:	
Foundation:	Pier & Beam	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Barbed Wire	Proposed Financing:	Cash, Conventional, Federal Land Bank, Not Assumable, Texas Vet
Parking/Garage:	Unassigned Spaces	Possession:	Closing/Funding
Street/Utilities:	Septic, Well	Showing:	Contact Agent
Interior Features:	Window Coverings		
Restrictions:	Unknown Encumbrance(s)	Easements:	
Topography:	Gullies, Level, Rolling, Varied	Crops/Grasses:	Native, Unknown
Surface Rights:		Road Frontage:	County
Present Use:	Agriculture, Grazing, Orchard/Vineyard	Exterior Buildings:	
Proposed Use:	Agriculture, Grazing, Hunting/Fishing, Residential Single-Family	Barn Information:	Barn(s)
Miscellaneous:	Windmill		

Ranch Name:		Ranch Type:		\$ / Acre:
Residences:		Pasture Acres:		Barn 1 - Stalls/Size:
Stock Tanks: 2		Cultivated Acres:		Barn 2 - Stalls/Size:
Barns:		Bottom Land Acres:		Barn 3 - Stalls/Size:
Lakes:		Irrigated Acres:		Road Frontage:
Ponds:		Wells: 2		

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List Office Name:	D.D.D., Inc.	List Agent Name:	PAULA DONAHO
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Search Criteria
 MLS Number is 13060368
 Property Type is 'Residential'
 Selected 1 of 1 result.