

# 60+ Acres & Home in Erath County

Dickerson Real Estate | 254-485-3621 | [pauladonaho@gmail.com](mailto:pauladonaho@gmail.com)



## Property Address

4638 CR 247  
Hico, Texas 76457

## Property Description

**Come see this inviting 4 bedroom, 3 bath brick home with 2332 sf of space sitting on 60.97 acres.** Home has tile flooring, an updated kitchen, a unique wood burning brick fireplace with petrified wood accents, a vaulted ceiling in the living room, and large new windows, along with a 936 sf brick garage with a workshop area, two roll up doors, and electricity. Property also has a vintage rock building and a 4800 sf barn that has endless possibilities. The 60+ acres has native grasses, a seasonal pond, and beautiful scenery and is only 11 miles to Stephenville, 10 miles to Hico, and 3.6 miles to US Hwy 281. **For additional information contact Paula Donaho at 254-485-3621.**

## Location

- Located between [Hico, TX](#) and [Stephenville, TX](#)
- [Stephenville ISD](#)
- 20 Minutes to [Tarleton State University](#)
- 20 Minutes to [Ranger College – Erath County Campus](#)
- 1 Hour to I-20
- 2 Hours to DFW Airport

## Property Features

- 60.97 Scenic Acres with Brick Home
- Garage/Workshop with Rollup Doors & Electricity
- 4800 Sq Ft Barn

## Improvements

- 4/3/2 Brick Home with 2332 Sq Ft
- Utilities: Outside City Limits, Well, Septic

## Property Highlights

- Price: \$400,000.00
- Acres: 60.97
- County: Erath
- State: Texas
- Closest City: Hico
- Property Type: Ranches, Recreational Property, Residential Property



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## Customer Full Residential

MLS#: 13493302   N   Active   [4638 County Road 247](#)   Hico   76457-3904   LP:   \$400,000



Category: Residential	Type: RES-Single Family	Orig LP: \$400,000
Area: 78/5	Also for Lease: N	
Subdv: None	Lease MLS#:	Lst \$ / SqFt: \$171.53
County: Erath	Lake Name:	
Parcel ID: R000065796	Plan Dvlpmnt:	
Lot: Block:	Legal: ACRES: 60.970 A0304 GAFFIELD ANGELINE; HOUSE &	
Multi Prcl: No	MUD Dst: No	Unexempt Taxes:

Bedrooms: 4	Tot Baths: 3.0	Liv Areas: 1
Fireplaces: 1	Full Baths: 3	Dining Areas: 1
	Half Baths: 0	Stories: 1
		Pool: No

SqFt: 2,332 / Tax	Yr Blt: 1973 / Preowned	Cvrd Park: 2
# Gar Spaces: 2	# Carprt Spccs: 0	HOA Dues:
Garage Size: 35 x 24	HOA: None	Will Subdiv: No
Acres: 60.970	Lot Dimen:	
Hdcp Am: No		

Accessory Unit:

Accessory Unit Type:

School Dist: Stephenville ISD  
Elementary School: Central  
Primary School:

Middle School:   
Intermediate School: Gilbert

High School: Stephenvil  
Junior High School: Stephenvil

Master Bedroom: 14 x 15 / 1	Walk-in Closets	Study/Den: 15 x 16 / 1
Living Room: 23 x 21 / 1		Bedroom: 11 x 11 / 1
Bedroom: 11 x 11 / 1	Walk-in Closets	Bedroom: 13 x 11 / 1
Dining Room: 11 x 11 / 1	Split Bedrooms	Kitchen: 17 x 9 / 1
	Breakfast Bar, Built-in Cabinets	

Housing Type: Farm/Ranch House, Single Detached	Fireplace Type: Blower Fan, Brick, Wood Burning	Kitchen Equipment: Cooktop - Gas, Dishwasher, Oven-Gas, Water Line to Refrigerator
Style of House: Ranch, Traditional	Alarm/Security: Fire/Smoke	Flooring: Carpet, Ceramic Tile, Laminate
Lot Size/Acreage: 50 Acres to 100 Acres	Heating/Cooling: Central Air-Gas, Central Heat-Gas, Propane, Space Heater	
Lot Description: Acreage, Horses Permitted, Pasture, Some Trees, Tank/ Pond	Energy Efficiency: Ceiling Fans, Double Pane Windows, Gas Water Heater, Storm Door(s)	
Exterior Features: Gutters, Patio Open, Stable/Barn, Workshop w/Electric	Green Features: Low Flow Commode	
Soil: Unknown	Green Certification:	
Construction: Brick	Handicap Amenities:	
Foundation: Slab	Proposed Financing: Cash, Conventional, Federal Land Bank, FHA, VA	
Roof: Metal	Possession: Closing/Funding, Negotiable	
Type of Fence: Barbed Wire	HOA Includes:	
Parking/Garage: Detached, Garage		
Street/Utilities: Septic, Well		
Interior Features: Bay Windows, Decorative Lighting, Paneling, Vaulted Ceilings, Water Softener, Window Coverings		

**Property Description:** Inviting 4 bedroom 3 bath brick home sitting on 60.97 acres. Tile flooring, updated kitchen, unique WB brick FP with petrified wood accents, vaulted ceiling in living, large new windows, 936sf brick garage with workshop area, 2 roll up doors and elect. Vintage rock building, 4800sf barn that has endless possibilities. Native grasses, seasonal pond, beautiful scenery, peace & quiet, only 11 mi to stephenville, 10 Mi to Hico, 3.6 mi to Hwy 281.

**Public Driving Directions:** From US377 go South on Hwy 108 which runs into US 281, stay south for approximately 6.6 mi. Turn right onto CR 246, go 1.6 miles and keep left onto the gravel road CR 247. Approximately 1.2 miles see property on right.

List Office Name: Dickerson Real Estate   List Agent Name: PAULA DONAHO

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2016-11-16 15:04

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