

Ranch 101
1436 CR 216 Iredell, TX 76649 /Erath County
101.35 Acres

- 5400 Sq. Ft. Home, 2000 Sq. Ft. concrete porch area, 60x40 shop (10,000 sq. ft. concrete total)
- Unique Custom Log Home with Ponderosa Pine trusses, Spruce lodge pole from Montana
- Dream kitchen with a 42-inch island griddle.
- Large island with granite countertops
- Kitchen includes: stainless steel appliances: double oven, 6 burner gas cooktop, microwave, dishwasher and double refrigerator.
- Spacious great room with high vaulted ceilings, Ponderosa pine trusses that span 40 feet and a massive Spruce lodge pole from Montana
- Wood Burning Fireplace
- Covered porches with outdoor wood burning fireplace
- 3Bed/3 Bath
- Master bedroom: Direct vent gas fireplace, a beautiful view looking out over the land with a door exiting to the covered front porch.
- Master bath has a shower, jet tub, his and her sinks and walk in cedar closet.
- Bunk House: includes two custom sets of double size bunk beds. Large enough to sleep two adults per bed comfortably.
- Third spacious bedroom also has its own beautiful view looking out over the land with a door exiting to the covered front porch.
- Concrete shelter fortified for a storm which is also a media/game room and bar
- Drive thru garage is equipped with an RV electrical hookup and sewage outlet. It can hold up to one RV and 4 full size vehicles, bathroom, air compressor, work area and houses the pressure tank and water softener for the water well.
- There is an air-conditioned mechanical room is upstairs and also doubles as an office.
- 101.35 Acres: rectangular in shape and has an approximate 75 foot drop from North to South. 50 / 50 ratio between open fields and wooded area. Trees consist mostly of post oaks, live oaks and mesquites.
- 1 pond and a hand dug well that was dug in the early 1900s.

Taxes: 4500 per year combination of Bosque/Erath County

Water Well: 240 feet deep/first trinity well

Utilities: United Cooperative - (6" thick cellulose insulation creates low utility bills)

Propane: Hill Gas

Minerals: 100% available/negotiable

Sewer: Septic/ 500-gallon tank

TV/Internet: DISH & Hughesnet