

Great Horse Place with Arena & Barns

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



Property Address

1272 County Road 195
Dublin, Texas 76446

Property Description

Bring your family & horses to this great property with 7.04 acres, an arena, 2 barns, a home, and more! This property is a rare find with a roping arena, metal barn, shedrow barn, 40' round pen, hot walker, plus a tack building. The roping arena has an alley. The 30 x 50 metal barn has a concrete floor, sink, electricity, 14' slide door, and 4 runs (10 x 38 on side fully wrapped in quarter round). The shedrow barn has 3 runs with a gate on both ends and that are also wrapped. The "icing on the cake" is the 2 bedroom, 1 bath stucco home with an open concept, cathedral ceiling, tile throughout, wood burning stove, and a fun loft. The kitchen is open with a fantastic breakfast bar and a utility nearby. **For additional information contact Paula at 254-485-3621.**

Location

- Just Outside [Stephenville](#) City Limits
- 1 ½ hours to DFW Airport
- [Stephenville ISD](#)

Property Features

- Landscaped Stucco Home on 7.04 Acres
- Great Horse Property with Barns, Round Pen, & Hot Walker
- Piped Fencing Around Home
- Barbed Wire Fencing Around Property

Property Highlights

- Price: \$229,000
- Acres: 7.04
- County: Erath
- State: Texas
- Closest City: Dublin
- Property Type: Farms, Ranches



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Improvements/Home Features

- 1360 Sq Ft Ranch Home
 - 2 Bedrooms, 1 Bath
 - Separate 2-Car Carport
 - Ceramic Tile Flooring
 - Wood Burning Stove
 - Covered Porches
 - Central Heat & Air
- 30 x 50 Barn
 - Concrete Floor
 - Electricity & Sink
 - 14' Slide Door
 - 4 Runs (10 x 38 on side fully wrapped in quarter round)
- Shed Row Barn
 - Gates on both ends
 - 3 Runs (both ends wrapped)
- Hot Walker
- 40' Round Pen
- Tack Building
- Utilities: Co-op Water, Septic, Outside City Limits

Driving Directions

From Stephenville take US 377 approximately 5 miles toward Dublin. Past the Sale Barn turn right into Happy Valley (CR 195). Veer to right at Y - property on left.

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Customer Full Residential

MLS#: **13521892** **Active** **1272 County Road 195** **Dublin** **76446-4319** LP: **\$229,000**



Category:	Residential	Type:	RES-Farm/Ranch	Orig LP:	\$242,000
Area:	78/2	Also for Lease:	N	Lst \$ / SqFt:	\$168.38
Subdv:	Happy Valley Estate	Lease MLS#:			
County:	Erath	Lake Name:			
Parcel ID:	R000032086	Plan Dvlpmnt:			
Lot:	32	Legal:	7.04 AC, S4050 HAPPY VALLEY	Unexempt Taxes:	\$2,332
Multi Prcl:	Yes	MUD Dst:	No		

Bedrooms:	2	Tot Baths:	1.0	Liv Areas:	1	Stories:	1
Fireplaces:	0	Full Baths:	1	Dining Areas:	1	Pool:	No
		Half Baths:	0				

SqFt:	1,360 / Tax	Yr Blt:	1988 / Preowned		
# Gar Spaces:	0	# Carprt Spccs:	2	Cvrd Park:	2
Garage Size:	0 x 0	HOA:	None	HOA Dues:	
Acres:	7.040	Lot Dimen:		Will Subdiv:	No
Hdcp Am:	No				

Accessory Unit: Accessory Unit Type:

School Dist:	Stephenville ISD	Middle School:		High School:	Stephenvil
Elementary School:	Central	Intermediate School:	Gilbert	Junior High School:	Stephenvil

Living Room:	19 x 19 / 1	Master Bedroom:	13 x 17 / 1	Separate Vanities, Walk-in Closets
Kitchen:	12 x 10 / 1	Dining Room:	9 x 8 / 1	
Utility Room:	6 x 6 / 1	Bedroom:	13 x 17 / 1	Walk-in Closets

Breakfast Bar
Dryer Hookup- Electric, Full Size W/D Area, Room for Freezer, Washer Hookup

Housing Type:	Farm/Ranch House, Single Detached	Fireplace Type:	Freestanding, Metal Box, Wood Burning
Style of House:	Ranch, Traditional	Kitchen Equipment:	Cooktop - Electric, Dishwasher
Lot Size/Acreage:	5 Acres to 9.99 Acres	Alarm/Security:	Smoke Detector
Lot Description:	Acreage, Corner, Horses Permitted, Landscaped, Lrg. Backyard Grass, Pasture, Some Trees	Flooring:	Ceramic Tile
Exterior Features:	Arena, Holding Pens, Stable/Barn, Storage Building, Workshop w/Electric	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:	Unknown	Energy Efficiency:	
Construction:	Stucco	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Metal	Handicap Amenities:	
Backyard Pool Feat:		Special Notes:	Aerial Photo
Type of Fence:	Barbed Wire, Cross Fenced	Proposed Financing:	
Parking/Garage:	Covered, Detached	Possession:	Negotiable
Street/Utilities:	All Weather Road, Asphalt, Co-op Water, Individual Water Meter, Septic Window Coverings	HOA Includes:	
Interior Features:		Easements:	Utilities
Restrictions:		Crops/Grasses:	
Topography:		Road Frontage:	
Surface Rights:		Exterior Buildings:	
Present Use:		Barn Information:	
Proposed Use:			
Miscellaneous:			

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

Property Description: **Rare find, just 5 minutes to Stephenville, Texas and a few more minutes to Dublin, Texas. 7.04 acres with arena, 30x50 metal barn - concrete floor, sink and electricity, 14' slide door & 4 runs, 10x38 on side fully wrapped in qtr round, another barn with 3 runs, gate on both ends and are also wrapped. Hot walker, 40' round pen and tack bldg. The icing on the cake is the 2 bedroom 1 bath stucco home, just what every cowboy, cowgirl or family needs, open concept, cathedral ceiling, tile throughout for easy maintenance, Kitchen is open with a fantastic breakfast bar, utility nearby and a wood burning stove that adds the perfect touch to this great home.**

Public Driving Directions: **From Stephenville, take US377 towards Dublin aprox 4 miles, turn onto CR 195 to the right. See signs.**

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

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2017-06-26 10:54

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Building 1

Size Selected: 700x640

