

## Ranch 101

1436 CR 216 Iredell, TX 76649 /Erath County

101.35 Acres

**THE LOCATION:** Ranch 101 is about an hour and 45 minutes to DFW or Austin. About an hour and 45 minutes to Possum Kingdom or Lake Whitney when you need the water, or just 15 minutes to Historic Hico, Texas. The property is also located only 30 min from a Scott & White Hospital in Hamilton, TX

**THE LAND** The acreage is rectangular in shape and has an approximate 75 foot drop from North to South. The house is located at the North side which allows you to sit on the front porch and overlook the majority of the acreage. There is approximately a 50 / 50 ratio between open fields and wooded area. Trees consist mostly of post oaks, live oaks and mesquites. There is one pond and a hand dug well that was dug in the early 1900's. The land was once farm land and has a unique terracing that can be seen by satellite images from when the old farmers cleared the land and laid the limestone terraces.

### FEATURES OF RANCH 101:

- 5400 Sq. Ft. home built in 2004, 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 Room: 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

### **Directions to Ranch 101**

From Hico take Highway 220 toward Glen Rose, Right on CR 215. Road T's, take a left to CR 216 at the top of the hill and turn right 7/10 mile to my green gate on the right