

106.95 Acres -Bosque County
4448 CR 2800 Kopperl Texas

Here is your chance to own a wildlife sanctuary in Bosque County, just 1.5 hours away from Dallas, 45 minutes to Fort Worth and 10 miles from Glen Rose. The 106.95-acre ranch has been a wildlife haven for deer, dove, turkey, and a variety of species of birds for 23 years. Enter the property and fall in love with the winding road that leads to a beautiful tank that is fed from a seasonal creek that meanders the land. This ranch is very diverse offering a larger creek which runs all along the side of the ranch adjoining a tank that is spring fed, a variety of tree coverage including: oak trees, blue juniper, mesquite, pecan trees and various fruit trees. The land has not been used for any agricultural use, wildlife only; therefore all of the grasses are native.

The beautiful custom 2604 sq. ft. log home with wrap around porches (1024 sq.ft.), 5V crimp metal roof, has 3-bedroom/2 baths and was built in 1995. The house sits high on a hill with gorgeous views and beautiful sunsets. The home has an open living and dining concept, and breakfast bar connected to the kitchen. The kitchen has top of the line appliances include Jenn -Air double ovens. The kitchen is spacious with a center island with gas cooktop and large bay window to see the birds. Off the kitchen is a mudroom/laundry with full washer dryer hookup, sink and prep area, pine cabinets, large pantry and storage. The grand living room has 20' vaulted tongue and groove ceiling with 18' huge pine beams. The floors throughout the home are Saltillo tile and carpet. Every room has windows that reflect the beautiful views of the countryside. The walls of the home are hand-troweled stucco. Each one of the stones on the wood-burning fireplace has been hand picked off the ranch. The large master bedroom has beautiful views, and a single glass door to access the porch. The master bathroom has a walk in closet, large jetted tub, separate shower, separate potty room and double sinks. Guests can come relax in either guest room (one is being used as a office); both rooms share the guest bath off the hallway with walk in shower. There is an attached carport with entrance into the mudroom. The Sellers spend a good amount of time outside on the large wraparound porch entertaining or enjoying the beautiful views, peaceful sounds and wildlife roaming the property

The property has a Morgan building for storage and the water well is contained inside a rock building for protection against winter weather.

Water: 512 ft. deep with Alford water filtration system

Utilities: United Cooperative average bill \$144 monthly

Propane: Amerigas average bill \$190 monthly

Taxes: \$1850.00/Wildlife Exempt

TV: Directv

Internet: Hughesnet

Minerals: Owner owns a portion of the minerals, which are negotiable