

68+ Acre Farm with Green Coastal

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



Property Address

953 County Road 428
Comanche, Texas 76442

Property Description

Come see this 68+ acres of sandy soil that holds established coastal, has 1 water well with approximately 80' with 40 gpm, plus has a co-op water meter in place. Property has a large 60' x 30' equipment barn with water to it and cattle pens nearby, and the field can produce up to 300 round bales. Approximately 3/10 of a mile off of paved FM 2318 makes easy access to the property. There's a lake view from the back of the field which is the high point that borders a large pecan orchard, and there are plenty of deer and wildlife- this is a place that you sure do not want to miss. Minutes from DeLeon or Comanche and a short drive to the lake - bring your animals - you will not want to leave! **For additional information contact Paula Donaho at 254-485-3621.**

Location

- Between [Comanche](#) and [De Leon](#), TX
- 45 Minutes to [Tarleton State University](#)
- 45 Minutes from I-20
- 45 Minutes to [Stephenville](#), TX
- 1 ½ Hours to [Abilene](#), TX
- 2 ½ Hours to DFW Airport
- [De Leon ISD](#)

Property Features

- 68.409 Secluded Acres with Green Coastal – Cross Fenced
- Great Cattle or Horse Place – Cattle Pens Nearby
- Large Equipment Barn with Electricity: 60' x 30'

Water

- 1 Well ~ 80' with 40 gpm
- Co-op Water Meter in Place

Driving Directions

Between Comanche and DeLeon. From Comanche, go northeast on Hwy 16; Turn right onto FM 2318 (southeast); Turn right about 3.7 miles at the second CR 428 sign. Proceed approximately 3/10 of mile to property. See on right side of the road. (There are 2 signs for CR 428 off of FM 2318 take the 2nd CR 428 turn).

Property Highlights

- Price: \$266,795.00
- Acres: 68.40
- County: Comanche
- State: Texas
- Closest City: Comanche



Paula Donaho
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424

430

2318

428

2318

High
Point Park

428


● 950 Cr 428

2318

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Customer Full - Lots & Acreage

MLS#: 14000652	Active	<u>953 County Road 428</u>	Comanche	76442	LP:	\$266,795
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Category:	Lots & Acreage	Type:	LND-Farm/Ranch	Orig LP:	\$266,795
Area:	81/1				
Subdv:	none			\$ / Acre:	\$3,900.00
County:	Comanche	Lake Name:			
Country:	United States				
Parcel ID:	000000012324	Plan Dvlpmnt:			
Lot:	Block:	Legal:	A00977 UNDERWOOD, AMMON, ACRES 68.409		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$247

# of Lots:	Lots Sold Sep:	Lots Sld Pkg:	
Road Frontage:	Feet to Road:	Road Asmt:	No

Land SqFt:	2,979,896 /	\$/Lot SqFt:	\$09
Acres:	68.409	Subdivided:	No
HOA:	None	Will Subdiv:	No

Crop Retire Prog:	# Lakes:	Pasture Acres:	68.000
Land Leased:	# Tanks/Ponds:	Cultivated Acres:	
AG Exemption: Yes	# Wells: 1	Bottom Land Acres:	
	# Wtr Meters: 1	Irrigated Acres:	

School Dist:	De Leon ISD	
Elementary School:	Deleon	Middle School: Perkins
		High School: Deleon

Lot Description: Acreage, Horses Permitted, Pasture, Some Trees Lot Size/Acreage: 50 Acres to 100 Acres Present Use: Agriculture, Cattle Proposed Use: Agriculture, Cattle, Grazing Zoning Info: Not Zoned Development: Unzoned Street/Utilities: Co-op Water, Gravel/Rock Other Utilities: Co-op Electric, Rural Water District Topography: Level Road Frontage Desc: County Crops/Grasses: Coastal Bermuda Soil: Sandy Loam	Restrictions: No Known Restriction(s), No Restrictions Easements: Utilities Documents: Aerial Photo, Survey Type of Fence: Barbed Wire Exterior Buildings: Barn(s), Water to Barn Barn Information: Barn(s), Water to Barn Common Features: Barn(s), Water to Barn HOA Includes: Barn(s), Water to Barn Miscellaneous: Barn(s), Water to Barn Special Notes: Aerial Photo Proposed Financing: Closing/Funding, Negotiable Possession: Closing/Funding, Negotiable
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Property Description:	68 plus acres of sandy soil that holds established coastal, 1 water well approx 80' with 40gpm, plus coop water meter in place. Large 60x30 equipment barn with water to it and cattle pens nearby. This field can produce up to 300 round bales. Approx .03 miles off paved FM 2318 road makes easy access to property. Lake view from back of field which is the high point that borders a large Pecan orchard. Plenty of deer and wildlife and a place you sure do not want to miss. Minutes from DeLeon or Comanche and a short drive to the lake. Bring your animals, you will not want to leave.
Public Driving Directions:	Between Comanche and DeLeon from Hwy 16, turn onto FM 2318 East, Turn right about 3.7 miles at the second County road sign for 428 sign. Proceed approx .03 miles to property. See on right side of the road. PS. There are two signs for CR 428, off of FM 2318, take the second CR 428 turn.

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