



6107 S. COULTER, STE. 300  
 AMARILLO, TEXAS 79119  
 PH: 806-553-6165

# FOR SALE

**FM 119 COUNTRY HOME, DUMAS, TX**

**\$385,000**



## PROPERTY DESCRIPTION

Beautiful country home close to town near the Pheasant Trails Golf Course. Open space with beautiful, lush, mature trees, 40 acres for your horses to roam with a nice barn and tack room. Pipe fencing horse stalls and harsh weather coverage for livestock.

**LOCATION:** NE of Dumas 3.5 miles on FM 119. Less than 1/2 mile from Pheasant Trails Golf Course

**ACREAGE:** Approximately 40\*

**HOUSE SF:** 2,466 with 3 bedroom, 2 bath, office, attached 2 car garage, workshop, new roof in 2010.

**WELLS:** 1 domestic well powered by electric submersible pump with excellent water capacity. In 2013 new pump installed and lowered.

**IMPROVEMENTS:** 49x96 Barn with 1/3 concrete floor, 21 ft covered shelter/lean to with 4 runs and pen. Set of steel pipe corrals with alley and loading chute. Additional barn. Caliche pit.

**UPDATES:** New hot water heater in 2018, new eaves on house in 2018.

**\*Additional 36 acres are available**