

260 Louise Lane

Property Features

20.07 Acres

Located on county-maintained road near Mountain Home, Texas.
All improvements constructed since 2018.

Main House:

1280 Square Feet (KCAD).
Covered front sitting porch and covered back porch.
18"x18" ceramic tile floors throughout the house.
Custom floor plan for larger bedrooms.
All door openings (including tiled shower) are 36" wide.
Barn style doors on master closet and utility room.
Oversize utility room with space for upright freezer.

Guest House:

Could be used as VRBO or B&B!
Covered front sitting porch.
Insulated wood wall, metal ceiling panels & simulated wood floors.
Efficiency apartment style with kitchenette.
Full bath with shower.
Outdoor shower at rear of guest house (fenced for privacy)

Office Building

Great for home business with land line phone and internet.
Fiber Optic scheduled for late 2024 installation (approximate).

Workshop Barn

30'x40' Metal with covered shed
Concrete Slab Foundation.
Insulated exterior walls and ceiling.
Roll-up drive through door plus walk through door.
Loft area for storage (stairs).
Attached covered shed.

Other Improvements

Metal two car carport.
Greenhouse garden room attached to back of office.
Fenced vegetable garden area.
Shooting range with bench.

Infrastructure

Wide automatic controlled custom entry gate.
Gravel driveways and concrete sidewalks.
670' water well with 3,000 gallon concrete storage tank.
Two 250 gallon propane tanks.
2200 KW Generac emergency generator.
750 gallon tank Conventional Septic System.
Water spigots throughout yard.
Water piped to wild game/bird troughs.

Entertainment Area

Covered back porch (double).
Enclosed outdoor bar/kitchen
Covered dining area.
Firepit area

Land Features

20.07 acres (divided as 10 acre lot, 5.03 Acres & 5.04 Acres)
Tax exemption in place for birds. Must reapply as new owners.
Perimeter low fenced (borders 340 acre ranch on backside).
Level to gently rolling terrain with wet-weather creek draw.
Great hardwood and cedar cover with pretty meadows.
Hunting permitted for Deer, Exotics, Hogs and Turkey.

Included in Sale

Three (3) Corn feeders.	One Drum Turkey Feeder
One (1) Protein feeder	Birdhouses and Bird Feeders
Propane Stove, Refrigerator, Clothes Washer, & Clothes Dryer	

Excluded from Sale:

All yard and building exterior decorations (including all signs).