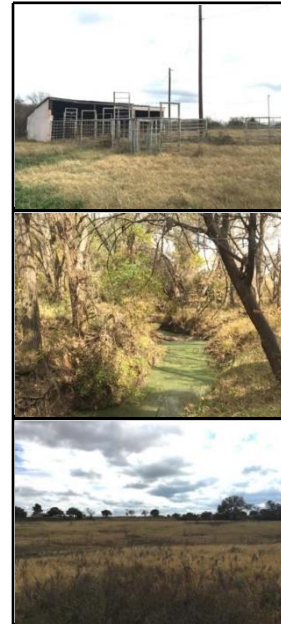


Home on Acreage with a Creek

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



Property Address

22715 FM 2156
De Leon, Texas 76444

Property Description

Very clean 2 bedroom, 2 bath home with 2 living areas and new flooring on 16.6 acres. This home has a creek that holds water just beyond the fenced backyard and is the perfect place for family and animals. The property has two carports with two spaces each, a 3-sided barn, pastures of coastal, a cattle pen and chute, a nice storage building, a well house, and an extra building for lawn equipment. This is a must see! **For additional information contact Paula Donaho at 254-485-3621.**

Location

- Located in [De Leon, TX](#)
- 30 Miles to [Stephenville, TX](#), [Tarleton State University](#) and [Ranger College – Erath County Campus](#)
- [De Leon ISD](#)

Property Features

- Home on 16+ Acres with a Creek
- Barn plus Storage Buildings/Workshops
- Pastures with Coastal

Improvements/House

- 1410 SF with 3 Bedrooms, 2 Baths, and Carports for 4 Cars
- New Flooring
- 3-Sided Barn with Cattle Pen & Chute
- 2 Storage Buildings/Workshops
- Well House

Property Highlights

- Price: \$169,000.00
- Acres: 16.60
- County: Erath
- State: Texas
- Closest City: De Leon
- Property Type: Farms, Residential



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520 ft

520 ft

123 ft

156 ft

237 ft

328 ft

311 ft

519 ft

29 ft

262 ft

336 ft

317 ft



729920 sqft

Customer Full Residential

MLS#: 13499426 \$ Active 22715 Fm 2156 De Leon 76444-3006 LP: \$169,000



Category: Residential Type: RES-Farm/Ranch Orig LP: \$179,000
 Area: 78/2 Also for Lease: N
 Subdv: None Lease MLS#: Lst \$ / SqFt: \$119.86
 County: Erath Lake Name:
 Parcel ID: R000018570 Plan Dvlpmnt:
 Lot: Block: Legal: ACRES: 16.600 A0255 ELY T E(13.41 ACS) & A0567 M
 Multi Prcl: No MUD Dst: No Unexempt Taxes: \$2,527

Bedrooms: 2 Tot Baths: 2.0 Liv Areas: 2 Stories: 1
 Fireplaces: 0 Full Baths: 2 Dining Areas: 1 Pool: No
 Half Baths: 0

SqFt: 1,410 / Tax Yr Blt: 1970 / Preowned
 # Gar Spaces: 0 # Carprt Spccs: 4 Cvrdr Park: 4
 Garage Size: HOA: None HOA Dues:
 Acres: 16.600 Lot Dimen: Will Subdiv: No
 Hdcp Am: Yes Accessory Unit: Accessory Unit Type:

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

Living Room: 13 x 16 / 1 Master Bedroom: 23 x 10 / 1 Separate Shower, Walk-in Closets
 Bedroom: 9 x 12 / 1 Study/Den: 19 x 15 / 1
 Kitchen: 13 x 9 / 1

Housing Type: Farm/Ranch House, Single Detached
 Style of House: Ranch, Traditional
 Lot Size/Acreage: 10 Acres to 49.99 Acres
 Lot Description: Acreage, Creek, Horses Permitted, Irregular, Lrg.
 Backyard Grass, Pasture, Some Trees
 Exterior Features: Covered Porch(es), Gutters, Patio Open, Satellite
 Dish, Stable/Barn, Storage Building, Workshop,
 Workshop w/Electric
 Soil: Unknown
 Construction: Vinyl Siding, Wood
 Foundation: Pier & Beam
 Roof: Composition
 Backyard Pool Feat:
 Type of Fence: Barbed Wire, Cross Fenced, Partially Fenced
 Parking/Garage: Attached, Detached, Front, Side
 Street/Utilities: Asphalt, Septic, Well
 Interior Features: Paneling, Window Coverings
 Restrictions: No Known Restriction(s), No Restrictions
 Topography:
 Surface Rights:
 Present Use: Residential Single
 Proposed Use: Agriculture, Cattle, Grazing, Hunting/Fishing, Residen
 Miscellaneous: Barn Information:
 Fireplace Type:
 Kitchen Equipment: Disposal, Range/Oven-Electric, Refrigerator, Water Line to
 Refrigerator
 Alarm/Security:
 Flooring: Laminate, Vinyl
 Heating/Cooling: Central Air-Elec, Central Heat-Elec
 Energy Efficiency: Ceiling Fans, Tankless Water Heater
 Green Features:
 Green Certification:
 Handicap Amenities: Hand Rails, Wide Doorways
 Special Notes: Aerial Photo, Utility Easement
 Proposed Financing:
 Possession: Closing/Funding
 HOA Includes:
 Easements: Utilities
 Crops/Grasses: Coastal Bermuda, Native
 Road Frontage: Asphalt, FM Road

Ranch Name: Ranch Type:
 Residences: Pasture Acres:
 # Tanks/Ponds: Cultivated Acres:
 Barns: 1 Bottom Land Acres:
 Lakes: Irrigated Acres:
 Wells: 1
 Crop Retire Program:
 Aerial Photo Avl: Yes
 AG Exemption: No
 Land Leased:
 \$ / Acre:
 Barn 1 - Stalls/Size:
 Barn 2 - Stalls/Size:
 Barn 3 - Stalls/Size:
 Road Frontage:

Property Description: Very clean 2 bedroom 2 bath home with 2 living areas and sitting on 16.60 acres with seasonal creek that holds water and meanders through the property. New flooring, updates and a perfect place for family and animals, 3 sided barn with pastures, cattle pen & chute. Lots of coastal grass and character, nice storage building, well house and extra building for lawn equip, two carports and plenty of elbow room. This is a must see...
 Public Driving Directions: From Highway 16 turn onto FM 2156 toward Victor, approx 2.6 miles see sign on right. From Dublin take FM219 to FM2156 approx 10.5 miles see sign on left.

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

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2017-03-30 11:02

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21580 Farm to
Market 2156

Highland

17 min
14.2 miles

De Leon

23 min
22.1 miles

Dublin, TX

Harbin

Comyn

Desdemona, TX

506

509

16

498

497

8

362

8

360

397

W Lingleville Rd

365

356

16

4984

4975

4982

4980

4981

4973

16

 **16 min**
7.4 miles

360

365

 **7 min**
7.1 miles

498


16

2156

4980

360

2156

 **21580 Farm to
Market 2156**

365

368

Google

