

# 79+ Acre Recreational Ranch with 2 Homes

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



## Property Address

2329 County Road 296  
Dublin, Texas 76446

## Property Description

### **Country living at its best on 79+ acres with 2 spacious homes!**

The impeccable Main Home is brick with 3 bedrooms, 3 baths, & a 2-car garage, along with a spacious living room, wood burning fireplace, split bedrooms, and a large utility room with additional work space. Home is totally electric with 2 water heaters. Outside has a covered porch that spans across the back of the home, BBQ/smoker, sprinkler system, two scenic tanks, beautiful live oak trees surrounding the home and pasture areas, a pipe fenced yard, and a fenced garden spot. The property has a 5-stall Texas barn, two water wells, storage building, and a second home (mobile home) that has 4 bedrooms, 2.5 baths, and is great for guests or rental.

**This property is great for horses, cattle, hunting, or recreational ranching.** This area consists of large ranches and high game fence properties. For additional information contact Paula Donaho at 254-485-3621.

## Property Highlights

- Price: \$568,000.00
- Acres: 79.07
- County: Erath
- State: Texas
- Closest City: Dublin
- Property Type: Acreage w/House



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# 79+ Acre Recreational Ranch with 2 Homes

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## **PROPERTY FEATURES**

79.07 Acre Recreational Ranch with 2 Tanks  
2 Spacious Homes  
Perfect for Horses, Cattle, & Hunting  
Large Metal Storage Shed  
Pipe & Barbed Wire Fencing

## **LOCATION**

Erath County near Alexander  
Easy Access to Stephenville, Hico, Dublin, & Surrounding Areas  
2 Hours to DFW Airport  
School District: Dublin ISD

## **IMPROVEMENTS/HOUSES**

5-Stall Texas Barn  
Large Metal Storage Shed  
Utilities: Well, Septic, Co-Op Electric

### ***MAIN HOUSE:***

#### **3 Bedrooms, 3 Baths, 2-Car Garage, 2265 Sq Ft**

Master Bath: Separate Dressing Area, Double Sinks,  
2 Walk-In Closets, Separate Shower & Tub  
Bedroom 2/Bath: 2 Closets, Large Sink Area & Tub  
Bedroom 3/Bath/Office: Large Walk-In Shower  
Flooring: Carpet, Tile, & Wood Laminate  
Kitchen: Lots of Oak Cabinets, Large Pantry  
Eating Area with Bay Window plus a Formal Dining Room  
Sunken Great Room with Wood Burning Fireplace & Bay Window  
Utility Room: Washer & Dryer Included, Sink, Counter Space,  
Cupboards Above & Below Sink, Room for Sewing Machine  
2 Water Heaters & Electric Heat & Air  
Covered Back Porch Has Wood Burning Fireplace  
Sprinkler System for Landscaping

### ***DOUBLE-WIDE GUEST HOME:***

#### **4 Split Bedrooms, 2 Baths, 1900 Sq Ft**

Master Bedroom: Large Walk-In Closet, Separate Shower & Tub  
Large Living Room & Family Room  
Kitchen with Center Island  
Large Utility Room with 1/2 Bath  
Flooring: New Tile, Wood Laminate, & Carpet

## **Driving Directions**

From Stephenville take FM 914. Go past Hwy 6 and take CR 296 to right-sign on left past S curve.





290

296

2329 CR 296, Dublin

914

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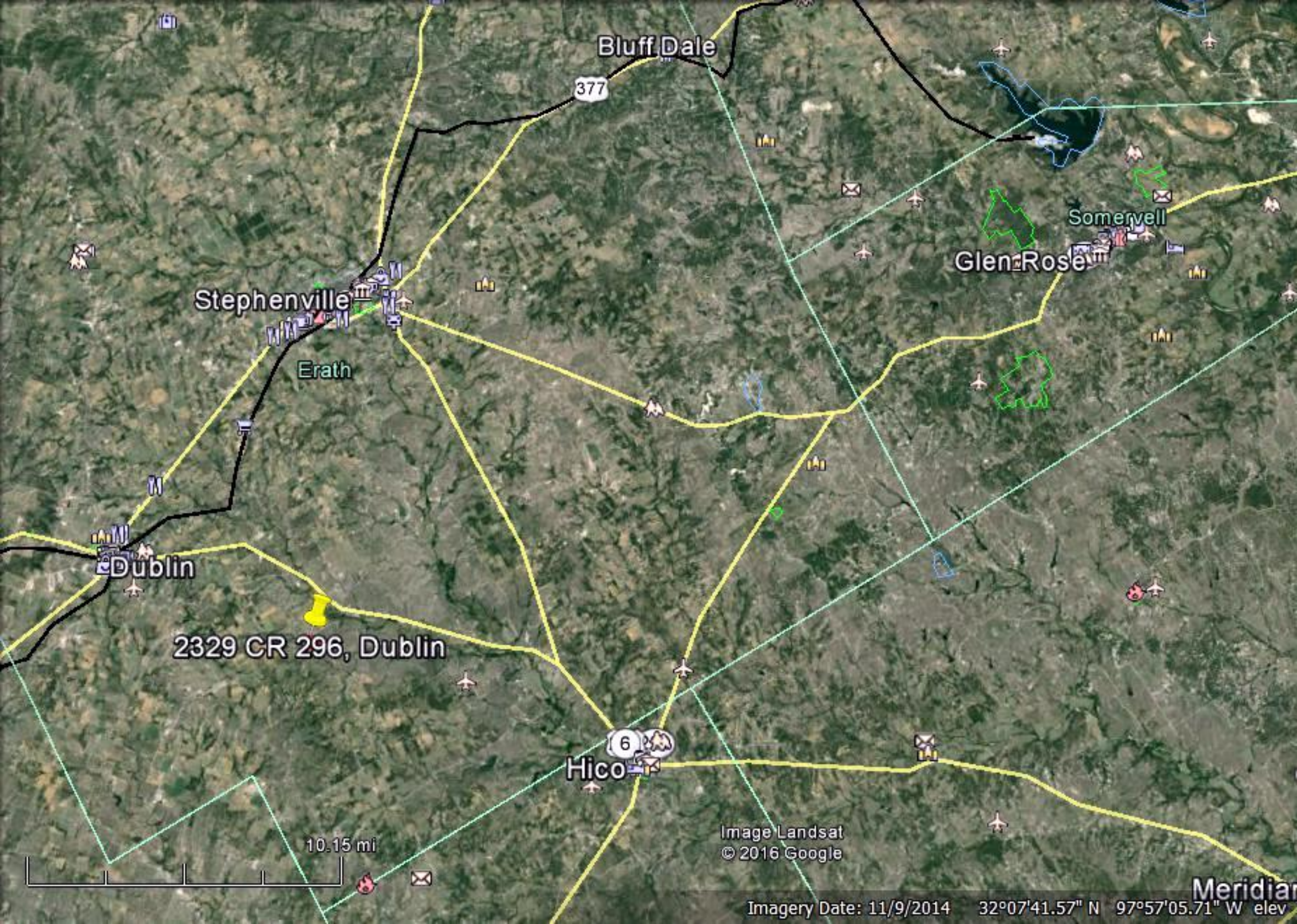
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1872 ft

1005

Imagery Date: 12/2/2012 22802'29.14" N 09812'01.22" W elev





Bluff Dale

377

Stephenville

Erath

Glen Rose

Somervell

Dublin

2329 CR 296, Dublin

Hico

Image Landsat  
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10.15 mi

Imagery Date: 11/9/2014

32°07'41.57" N 97°57'05.71" W elev

Meridian



# Customer Full Residential

MLS#: 13333145 N Active [2329 County Road 296](#) Dublin 76446 LP: \$568,000



Category:	Residential	Type:	RES-Farm/Ranch Orig LP:	\$568,000
Area:	78/3	Also for Lease:	N	
Subdv:	None	Lease MLS#:		Lst \$ / SqFt: \$250.77
County:	Erath	Lake Name:		
Parcel ID:	R000019691	Plan Dvlpmnt:		
Lot:	Block:	Legal:	79.07 Ac A0340 House & MH site	
Multi Prcl:	No	MUD Dst: No	Unexempt Taxes: \$1,999	

Bedrooms: 3	Tot Baths: 3.0	Liv Areas: 1	Stories: 1
Fireplaces: 1	Full Baths: 3	Dining Areas: 1	Pool: No
	Half Baths: 0		

SqFt:	2,265 / Tax	Yr Blt:	1977 / Preowned
# Gar Spaces:	2	# Carppt Spccs:	0
Garage Size:	20 x 20	HOA:	None
Acres:	79.070	Lot Dimen:	
Hdcp Am:	No		
Accessory Unit:		Accessory Unit Type:	

School Dist:	Dublin ISD		
Elementary School:	Dublin	Middle School:	Dublin
		High School:	Dublin

Kitchen:	11 x 13 / 1	Breakfast Bar	Dining Room:	12 x 12 / 1	
Breakfast Room:	8 x 10 / 1		Living Room:	26 x 20 / 1	Built-in Cabinets
Utility Room:	8 x 12 / 1	Built-in Cabinets, Dryer Hookup- Electric, Master Bedroom: 15 x 15 / 1			Walk-in Closets
Bedroom:	12 x 13 / 1	Walk-in Closets	Bedroom:	12 x 14 / 1	Walk-in Closets

Housing Type:	Farm/Ranch House, Single Detached	Fireplace Type:	Masonry Box
Style of House:	Contemporary/Modern	Kitchen Equipment:	Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Refrigerator
Lot Size/Acreage:	10 Acres to 100 Acres	Alarm/Security:	Fire/Smoke
Lot Description:	Acreage, Horses Permitted, Lrg. Backyard Grass, Pasture, Some Trees, Tank/ Pond	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Attached Grill, Covered Porch(es), Gardens	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:	Unknown	Energy Efficiency:	Ceiling Fans, Electric Water Heater
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Barbed Wire, Iron	Proposed Financing:	
Parking/Garage:	Attached, Side	Possession:	Negotiable
Street/Utilities:	Outside City Limits, Septic, Well	HOA Includes:	
Interior Features:	Bay Windows, High Speed Internet Available, Water Softener		
Restrictions:	No Restrictions, None	Easements:	Utilities
Topography:		Crops/Grasses:	
Surface Rights:		Road Frontage:	
Present Use:		Exterior Buildings:	
Proposed Use:		Barn Information:	
Miscellaneous:			

Ranch Name:		Ranch Type:		\$ / Acre:
Residences:		Pasture Acres:		Barn 1 - Stalls/Size:
Stock Tanks:		Cultivated Acres:		Barn 2 - Stalls/Size:
Barns:		Bottom Land Acres:		Barn 3 - Stalls/Size:
Lakes:		Irrigated Acres:		Road Frontage:
Ponds:		Wells:		

Property Description: 79.07 Acres, South of Stephenville @ Alexander, Impeccable brick 3 bedroom 3 bath 2 car garage main home with spacious living, WB fireplace, split bedrooms, total electric, porch across back of the home & sprinkler system. Two scenic tanks, beautiful live oak trees surrounding the home, pipe fenced yard plus a fenced garden spot. 5 stall Texas barn, 2 water wells & storage building. Second home is 4 bedroom, 2.5 bath, great for guest or rental.

Public Driving Directions: From Stephenville take FM914 drive past Hwy 6 and take CR 296 to the right. See sign on the left past the S curve. South of Stephenville @ Alexander

List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO
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Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2016-03-09 17:29

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