

5 Acres centrally located in the country outside of Clifton, Cranfills Gap, and Meridian. This is the perfect little place for you if you are looking for a country retreat, family home for animals, or a weekend getaway in prestigious Bosque County. Boggy Creek meanders the west side of the property and funnels into a large tank. The property features several large oaks trees, pecan trees, and a cluster of oaks right on near the tank perfect to sit under and enjoy the views of Bosque County. The 1770 sq. ft.: 3 bed/2bath farmhouse has been completely updated. Bring your horses, dogs, cat and more...there is room for them all!

Features of the home include:

- 1770 Sq. Ft. 3 Bed/2 Bath
- Vinyl siding updated 2005
- New Air conditioning was updated in 2005
- House offers pine walls with spacious living room and dining room
- Updated kitchen with new appliances, siltstone countertops
- 12'x12' Master bedroom has vaulted ceilings with an updated master bath with double vanity sinks, 2 master walk-in closets
- New septic lateral lines completed in 2008
- 13'x26' above ground sport pool – 4ft deep, with added on surround wood deck, new hot tub purchased in 2014
- The outside of the home is set up for entertaining complete with patio, fire pit and more!

Features of the Land:

- Boggy Creek & tank
- 5 native pecan trees
- Clusters of oaks
- Native coastal that has been fertilized
- 48'x230' calf roping lane with calf shoot
- 30'x30' Barn with 4 stalls
- 10'x30' pole barn
- Carport and dog runs
- 2 car garage with electricity, ready to be converted to a guest house if needed, RV hook up available
- Fenced with net wire/barb

Location: 4 miles from Cranfills Gap, 14 miles from Clifton and 19 miles from Meridian

Taxes: \$1400.00

Utilities: United Cooperative/ \$175.00 per month

Water: Mustang Water/ \$45-60 per month

Sewer: Septic- new lines in 2008

Waster: Progressive Waste

Phone & Internet: Centurylink

Cable: Dish