

The O'NEAL HOMESTEAD

2.66 +/- ACRES

WILBARGER COUNTY, TX



This property is located just outside of the city of Vernon, but close enough to have access to a paved street and in-town conveniences.

Perfect for a horse enthusiast, or someone who just desires more space and privacy than a city lot, the property has 2.66 total acres (per the tax district).

This acreage contains 0.75 acres of improvements, which includes a house, barn, and set of pens, and two separate coastal pastures, 1.40 acres and 0.50 acres in size.



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The house is very well insulated and has aluminum siding on the exterior. The roof is made from asphalt shingles and is only a few years old.

Inside, brand new laminate flooring invites you through the kitchen and living areas.



The bedrooms all have carpet, and the bathrooms, tile. There are 1595 sq ft inside the house. A total of three bedrooms and two living areas, one of which has a fireplace, provides plenty of space.



The master bedroom has a walk-in closet, private vanity, and 3/4 bathroom with shower. The other two bedrooms share a full size bathroom in the hall, with tub/shower combo. The kitchen has lots of cabinet space and an attached breakfast bar. In addition to the two living rooms, there is a separate dining area too.



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The house is cooled and heated by a CH/A system. An attached two-car garage on the north side provides additional storage space and private parking. There is a separate utility room, where the washer and dryer are kept out of the way. In the backyard, there is an inground cellar as well.



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The main driveway to the house is in front and is concrete.

A second, separate gravel driveway leads around to the back, where the barn and pens are. This driveway has a circular turn-around area at the end, large enough for a pick-up and horse trailer.



The barn has a concrete floor and tall ceilings. A large metal garage door allows room to park cars, trailers, and lawnmowers inside. This barn could double as a shop, as there is plenty of space for work benches and tools, or would be a good place to store your horse's saddle, bridle, etc.



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Attached to the barn, on the south side, is a small set of pipe pens, with covered stalls for horses.



These pens open up to the main coastal pasture, which is approximately 1.40 acres large. The pasture has a good stand of coastal bermuda grass and could be baled for winter hay or grazed.

A second pasture, approximately half acre in size, is on the east side and allows you to separate mares or livestock as you see fit. It has bermuda grass as well and a large pecan tree for shade.



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The property's entrances, driveway, yard, and pastures are all lined with white pipe fencing. From the back porch, there are some nice views to the south across several miles of native pasture. Rural homesteads, with several acres, are common in this part of the county, and can be seen dotting the landscape.



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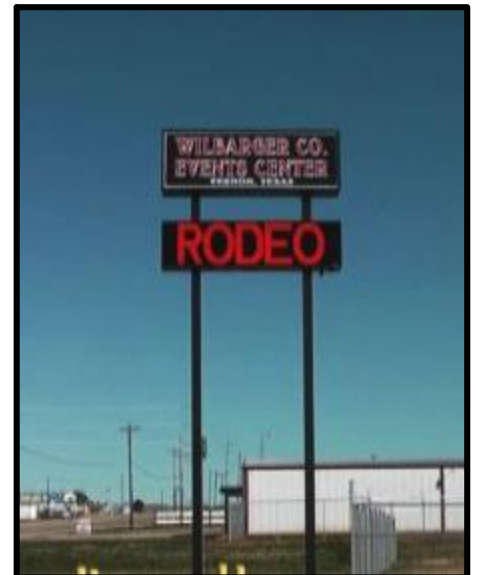
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The O'Neal Homestead is conveniently located just down the street from the newly constructed **Wilbarger County Events Center**, which features a brand new indoor rodeo arena. This facility hosts rodeo events year around, from the high school to professional level.



Also within walking distance are the Bradley 4-H arena and show barn, and a city park.



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ASKING PRICE: \$135,000



This property has been owned by the present owner for over 25 years and has been well maintained.
Call to discuss more details and arrange your time to view this property in person!

LAND AGENT: Ben Belew,
(940) 357-9940

