

35+ Acres with Spacious Home & Barn

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



Property Address

21901 FM 205
Bluff Dale, Texas 76433

Property Description

35+ acre estate with majestic hill country views, spacious ranch home, and a barn! Home has open concept living, a stunning stone fireplace, towering tongue and groove ceilings, and has an abundance of windows to soak up the vista views. The kitchen is open with a breakfast bar, granite countertops, and plenty of cabinets. The outside boasts a wraparound porch, a screened in porch, a basketball court, and the perfect sized custom swimming pool. The large barn has 2 wash racks, Priefert stalls, a feed-tack room, office, and restroom. The 35+ acres has perimeter fencing, loafing sheds, pens with flex fencing, and two ponds with plenty of native grass to graze and a good balance of tree cover in the valley. The house yard has pipe fencing and cattle guards to prevent large animals from entering. Great location and ready to go! **For additional information contact Paula Donaho at 254-485-3621.**

Location

- Located Just Outside City Limits of [Bluff Dale, TX](#)
- 20 Minutes to [Tarleton State University](#)
- 20 Minutes to [Ranger College – Erath County Campus](#)
- 45 miles from I-20
- 1 ½ hours to DFW Airport
- [Bluff Dale ISD](#)



Property Highlights

- Price: \$545,000.00
- Acres: 35.41
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Horse Property



Paula Donaho
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Stephenville, TX 76401
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Property Features

- 2872 Sq Ft Log/Wood Home with Pool
- 41 Acres with Perimeter Fencing
- Large Barn & Several Sheds
- Two Ponds - Great Location!

Improvements/House

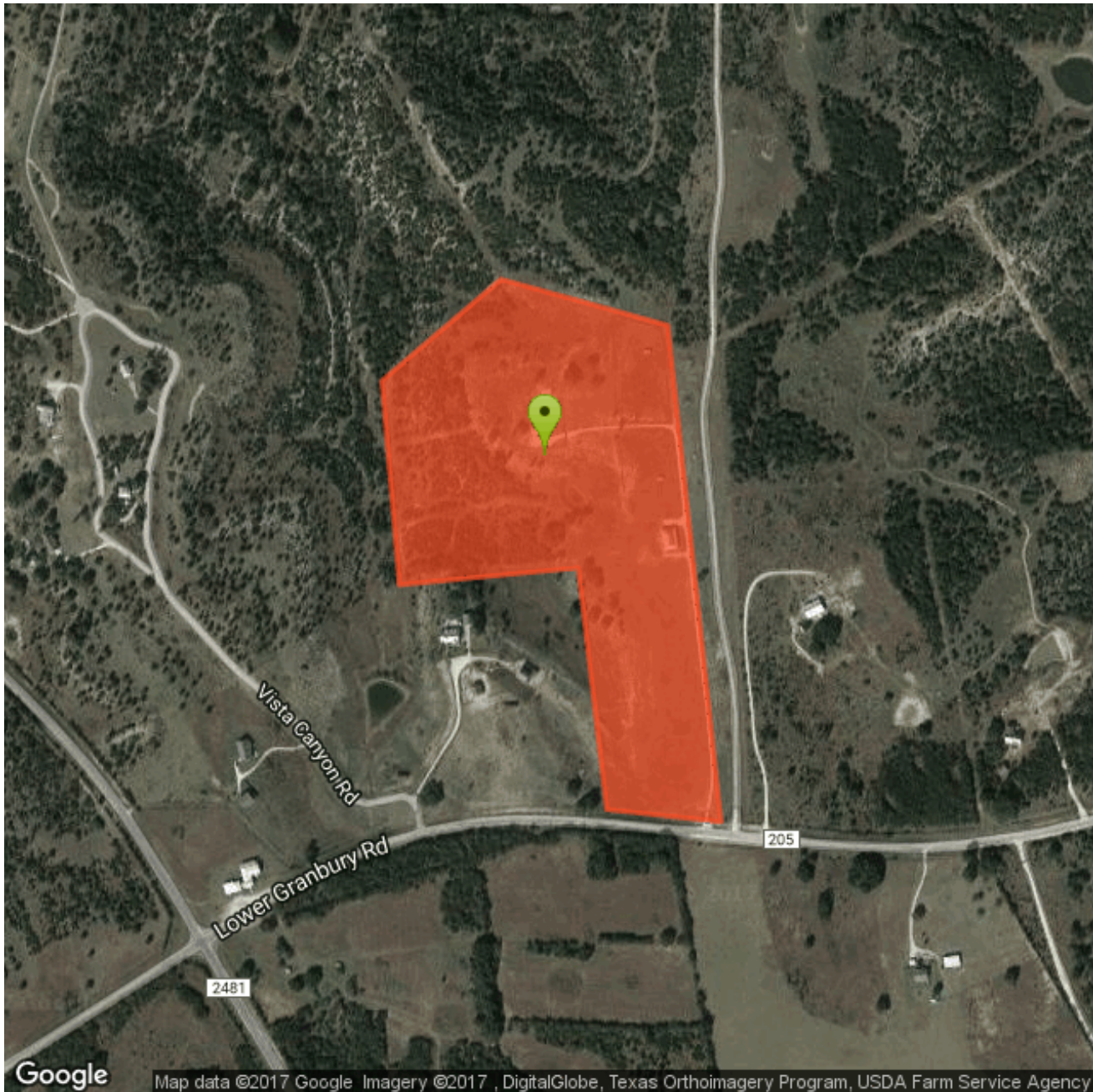
- House
 - 3 Bedrooms, 2 ½ Baths, 2 Garage Spaces
 - Utilities: Outside City Limits, Septic, & Well
 - Swimming Pool
- Barn/Sheds
 - 2 Wash Racks, Priefert Stalls, Feed/Tack Room, Office, & Restroom
 - Loafing Sheds, Pens with Flex Fencing

Driving Directions

From Bluff Dale, go south on FM 2481 (Holt St). Turn left on FM 205 (Lower Granbury Rd). See sign on left. From Stephenville, go south on East Rd/Morgan Mill Rd. Turn left on FM 205 (Lower Granbury Rd). Go approx. 11 miles will pass over FM 2481 and will go past Vista Canyon Development on the left. Property on the left see sign.

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Customer Full View

MLS#: 13637326	Active	21901 Fm 205	Bluff Dale	76433-4509	LP:	\$545,000
	Category:	Residential	Type:	RES-Farm/Ranch	Orig LP:	\$545,000
	Area:	78/4	Also for Lease:	N	Lst \$ / SqFt:	\$189.76
	Subdv:	None	Lease MLS#:			
	County:	Erath	Lake Name:			
	Parcel ID:	R000070984	Plan Dvlpmnt:			
	Lot:	Block:	Legal:	ACRES: 35.410 A0591 NOLAND MOSES; HOUSE BARN		
	Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$5,245
	Bedrooms: 3	Tot Baths: 2.1	Liv Areas: 2	Stories: 2		
	Fireplaces: 1	Full Baths: 2	Dining Areas: 1	Pool: Yes		
		Half Baths: 1				
SqFt:	2,872 / Tax	Yr Blt:	2003 / Preowned			
# Gar Spaces:	2	# Carprt Spccs:	0	Cvrd Park:	2	
Garage Size:	24 x 24	HOA:	None	HOA Dues:		
Acres:	35.410	Lot Dimen:		Will Subdiv:	No	
Hdcp Am:	No					
Accessory Unit:			Accessory Unit Type:			
School Dist:	Bluff Dale ISD					
Elementary School:	Bluffdale	Middle School:	Bluffdale	High School:	Stephenvil	
Living Room:	22 x 17 / 1	Kitchen:	15 x 16 / 1	Breakfast Bar, Built-in Cabinets, Island, Natural Stone/Granite Type, Walk-in Pantry		
Master Bedroom:	13 x 16 / 1	Jetted Tub, Separate Shower, Separate Vanities, Walk-in Closets	Utility Room:	9 x 5 / 1	Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Washer Hookup	
Bedroom:	12 x 16 / 2	Split Bedrooms, Walk-in Closets	Bedroom:	14 x 14 / 2	Split Bedrooms, Walk-in Closets	
Dining Room:	11 x 19 / 1		Study/Den:	13 x 11 / 1		
Living Room:	0 x 0 / 2					
Housing Type:	Farm/Ranch House, Single Detached		Fireplace Type:	Stone, Wood Burning		
Style of House:	Ranch, Traditional		Kitchen Equipment:	Built-in Microwave, Disposal, Range/Oven-Electric, Refrigerator, Water Line to Refrigerator		
Lot Size/Acreage:	10 Acres to 49.99 Acres		Alarm/Security:	Smoke Detector		
Lot Description:	Acreage, Heavily Treed, Horses Permitted, Landscaped, Lrg. Backyard Grass, Pasture, Some Trees, Tank/ Pond Covered Porch(es), Gutters, Patio Covered, Patio Open, Sprinkler System, Stable/Barn		Flooring:	Carpet, Ceramic Tile		
Exterior Features:			Heating/Cooling:	Central Air-Elec, Central Heat-Elec		
Soil:	Unknown		Energy Efficiency:	Ceiling Fans, Programmable Thermostat		
Construction:	Log, Wood		Green Features:	Drought Tolerant Plants		
Foundation:	Slab		Green Certification:			
Roof:	Metal		Handicap Amenities:			
Backyard Pool Feat:	In Ground Gunite, Water Feature		Special Notes:	Aerial Photo, Survey Available		
Type of Fence:	Barbed Wire, Cross Fenced, Dog Run, Net, Pipe		Proposed Financing:	Cash, Conventional, Federal Land Bank, FHA		
Parking/Garage:	Attached, Garage, Side		Possession:	Closing/Funding, Negotiable		
Street/Utilities:	All Weather Road, Asphalt, Outside City Limits, Septic, Well		HOA Includes:			
Interior Features:	Cable TV Available, Decorative Lighting, High Speed Internet Available, Vaulted Ceilings, Water Softener, Window Coverings		Easements:			
Restrictions:	No Known Restriction(s), Unknown Encumbrance(s)		Crops/Grasses:	Native		
Topography:	Level, Varied		Road Frontage:	Asphalt, FM Road		
Surface Rights:			Exterior Buildings:			
Present Use:	Agriculture, Equine, Grazing, Residential Single		Barn Information:	Barn(s), Electric to Barn, Tack Room, Wash Rack, Water to Barn		
Proposed Use:	Agriculture, Cattle, Equine, Grazing, Hunting/Fishing, Re					
Miscellaneous:	Cattle Guard, Fenced for Cattle, Fenced for Horses					
Ranch Name:		Ranch Type:	Livestock	\$ / Acre:		
Residences:	1	Pasture Acres:		Barn 1 - Stalls/Size:		
# Tanks/Ponds:	2	Cultivated Acres:		Barn 2 - Stalls/Size:		
Barns:	1	Bottom Land Acres:		Barn 3 - Stalls/Size:		
Lakes:		Irrigated Acres:		Road Frontage:		
		Wells:	1			
Property Description:	35+ acre estate with majestic hill country views. Open concept living, stunning stone fireplace, towering tong and groove ceilings, abundance of windows to soak up the vista views. Kitchen is open with breakfast bar, granite and plenty of cabinets. Wrap around porch, screened in porch, personal basketball court and the perfect size custom swimming pool. Barn has 2 wash racks, priefert stalls, feed-tack room, office and restroom. Perimeter fencing, loafing sheds, pens are flex fencing. Two ponds and plenty of native grass to graze, good balance of tree cover in the valley of this property. The house yard has pipe fencing and cattle guard prevent large animals from entering. Great location and ready to go..					
Public Driving Directions:	From Bluff Dale, Take FM2481 to FM205 turn left see sign on left. From Stephenville take FM205, pass FM2481 and Vista Canyon Development then see sign on left.					
List Office Name:	Dickerson Real Estate		List Agent Name:	PAULA DONAHO		

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2017-07-12 18:05

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