



Bedrooms: 2
Full Baths: 2
Half Baths:
Main House Living SqFt : 1736
Apx Total SqFt: 1736
Price Per SQFT: \$108.87
Source SqFt: Appr Dist
Estimated Year Built: 2003
Appx Year Built: 2003
Type & Style: Traditional
Stories: One
Heating: Central Electric
A/C: Central Electric
Garage/Carport: Carport Double Detached

Original List Price: \$189,000
Area: Other Area
Subdivision: N/A
County: Kimble
Schools: Junction S/D
Distance From City: 16-20 miles
Apx Tract Size/Acreage: 2.86
Seller's Est Tax: 1325.00
Showing Instructions: Call LO Appointment, Occupied, LA Must Accompany
Days on Market 4

Tax Exemptions: HS**Appraisal District #:** 16971**Zoning:** None**Flood Plain:** No**Deed Restrictions:** No**HOA:** No**HOA Fees:****HOA Fees Pd:****HO Warranty:****Rental Property:****Rental \$:****Items Not In Sale:****Guest House:** No**# of Guest Houses:****Total Guest House SqFt:**

Living Room	Den	Family Room	Great Room	Kitchen
Dining Room	Breakfast Area	Office	Utility Room	Other Room
Extra Room	Guest Quarters	Detached Workshop	Master Bedroom	Bedroom 2
Bedroom 3	Bedroom 4			

Construction: Other**Roof Type:** Metal**Foundation:** CncSlb**Flooring:** Ceramic**Utilities:** Electric-PEC, Propane Tank-Owned, Water Heater-Gas**Water:** Well**Sewer:** Septic Tank**Fireplace/Woodstove:** None**Appliances:** Range, Refrigerator**City/Rural:** Outside City(w/Acrg)**Site Features:** Double Pane Windows, Deck/Patio, Storage Shed**Interior Features:** Ceiling Fan(s), Walk-in Closet(s)**Topography:** Level, Wooded**Surface Water:** None**Access:** County Road**Location Description:** Gravel Drive**Documents on File:** Survey/Plat, Legal Description, Aerial Photo, Well Log, Septic Permit**Sub Agent %:** 0**Buyer Agent %:** 3%**Sub Agency Non-MLS Fee:****Buyer Agency Non-MLS Fee:** 3%**Trms/Fin:****Trms/Fin:** Cash, Conventional**Possessn:** Closing/Funding**Var Rate:** No**Excl Agy:** No**Escrow Agent:** Cilear Titles of Mason**Attorney:****Refer to MLS#:****Location/Directions:** Approx. 27 miles SW of Mason near London, TX. Approx. 17 mi. NE of Junction and I-10.**Owner:** Shirley Ischar**Occupancy:** Owner**Legal Description:** 2.861 acres out of W.L. Formby Survey 23, Abstract 1048**Instructions:** Shown by appointment. Contact listing office.

Public Remarks: The finest in country living: 2 bedrooms, 2 baths on 2.86 acres approx. 26 miles SW of Mason and approx. 17 miles NE of Junction- just off State Ranch Rd. 385 (London to Harper Hwy.) & Kimble Co. Rd. 342. This sturdy ranch style home has 1736 sq. ft. of living area (per KCAD) , front covered porch, covered deck, huge steel metal shop and carport. Steel metal exterior & roof, 2 x 6 studs in walls, R-19 & R-30 insulation in walls & ceilings, pine ceilings in open space great room. Central ac/heat. New Carrier C-AC, & heat coils replaced June 2018. Green house. Extensive landscaping.

Agent Remarks: Strong water well (22 GPM per log). 2 each 500 gallon rain water collection tanks. Permitted septic system. Most of property is high game fenced except for a small portion north of home where one can watch the deer come to the feeder. From entrance to back is an extensive garden of landscaped trees and variety of plants.

Display on Internet: Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Office Broker's Lic #:** 233410**Listing Office:** Lehmborg Realty (#94)**Main:** (325) 347-5360**Fax:** (325) 347-6651**Mail Address 1:** P.O. Box 417**Mail City:** Mason**Mail Zip Code:** 76856**Listing Agent:** Bruce Lehmborg (#2)**Agent Email:** bruce@lehmborgrealty.com**Contact #:** (325) 347-2412**License Number:** 0233410