

# 10 Acres with Ranch Home

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



## Property Address

950 County Road 428  
Comanche, Texas 76442

## Property Description

**Great opportunity to make this your showplace.** Spacious 4 Bedroom, 2 1/2 bath home with 2 living areas that is waiting for a new owner - ranch home was built in 1968 and still with the same family. Property has 10 acres of sandy soil that hold fertile green coastal which makes for happy horse or cattle, water well, and coop water. The ground is great for an arena, barn, or a great boat storage as the lake is right around the corner. Approximately 3/10 of a mile off a paved FM road which makes easy access to the property. There is a lake view from the back of the home which is surrounded by lush coastal and fruitful pecan orchards. This location is one of a kind and a must see! Additional 68+ acres available. **For additional information contact Paula Donaho at 254-485-3621.**

## Location

- Between [Comanche](#) and [De Leon](#), TX
- 45 Minutes to [Tarleton State University](#)
- 45 Minutes to [Stephenville](#), TX
- 1 1/2 Hours to [Abilene](#), TX
- [De Leon ISD](#)

## Property Features

- Farm House on 10 Secluded Acres with Green Coastal
- Great Cattle or Horse Place – Cattle Pens Nearby
- Large Equipment Barn with Electricity: 60 x 30
- Lakeview from Back of Home

## Improvements/House

- 2456 SF Brick Home
- 4 Bedrooms, 2 1/2 Baths, 2-Car Carport
- Outside City Limits: 2 Wells, Septic, & Co-op Water

## Driving Directions

Between Comanche and DeLeon. From Comanche, go northeast on Hwy 16; Turn right onto FM 2318 (southeast); Turn right about 3.7 miles at the second CR 428 sign. Proceed approximately 3/10 of mile to property - property on right.

## Property Highlights


- Price: \$168,000.00
- Acres: 10.00
- County: Comanche
- State: Texas
- Closest City: Comanche
- Property Type: Farms, Horse Property, Residential Property



Paula Donaho  
pauladonaho@gmail.com  
254-485-3621  
150 N. Harbin Dr.  
Stephenville, TX 76401








© 950 County Road 428

Ray's Motors





68.409 Acres

10 Ac + House

A-1130  
F I L E S B I  
54508

## Cross Property Customer Full View

MLS#: **13939043**   **N**   **Active**   **950 CR 428**   **Comanche**   **76442-4669**   LP:   **\$168,000**



Category:	<b>Residential</b>	Type:	<b>RES-Farm/Ranch</b>	Orig LP:	<b>\$168,000</b>
Area:	<b>81/1</b>	Also for Lease:	<b>N</b>	Lst \$ / SqFt:	<b>\$68.4</b>
Subdv:	<b>none</b>	Lease MLS#:			
County:	<b>Comanche</b>	Lake Name:			
Parcel ID:	<b>000000011561</b>	Plan Dvlpmnt:			
Lot:	Block:	Legal:	<b>A01455 CHURCHWELL, C.W., ACRES 10.0</b>		
Multi Prcl:	<b>No</b>	MUD Dst:	<b>No</b>	Unexempt Taxes: <b>\$2,359</b>	

Bedrooms:	<b>4</b>	Tot Baths:	<b>2.1</b>	Liv Areas:	<b>2</b>	Stories:	<b>1</b>
Fireplaces:	<b>1</b>	Full Baths:	<b>2</b>	Dining Areas:	<b>1</b>	Pool:	<b>No</b>
Sec Sys:	<b>No</b>	Half Baths:	<b>1</b>				

SqFt:	<b>2,456 / Tax</b>	Yr Built:	<b>1968 / Preowned</b>
# Gar Spaces:	<b>0</b>	Garage Size:	
# Carprt Spcs:	<b>2</b>	Cvrd Park:	<b>2</b>
Acre:	<b>10.000</b>	Lot Dimen:	
HOA:	<b>None</b>	HOA Dues:	
		Accessory Unit:	
		Accessory Unit Type:	

School Dist:	<b>De Leon ISD</b>		
Elementary School:	<b>Deleon</b>	Middle School:	<b>Perkins</b>
		High School:	<b>Deleon</b>

<b>Kitchen:</b>	<b>14 x 8 / 1</b>	<b>Built-in Cabinets, Pantry</b>	<b>Living Room:</b>	<b>22 x 14 / 1</b>	<b>Built-in Cabinets</b>
<b>Master Bedroom:</b>	<b>12 x 18 / 1</b>		<b>Bedroom:</b>	<b>12 x 14 / 1</b>	
<b>Bedroom:</b>	<b>14 x 12 / 1</b>		<b>Bedroom:</b>	<b>12 x 14 / 1</b>	
<b>Dining Room:</b>	<b>9 x 7 / 1</b>		<b>Utility Room:</b>	<b>6 x 7 / 1</b>	<b>Dryer Hookup- Electric, Full Size W/D Are Separate Utility Room, Washer Hookup</b>

Housing Type:	<b>Farm/Ranch House, Single Detached</b>	Fireplace Type:	<b>Wood Burning</b>
Style of House:	<b>Ranch, Traditional</b>	Kitchen Equipment:	<b>Cooktop - Electric, Dishwasher, Refrigerator</b>
Lot Size/Acreage:	<b>10 Acres to 49.99 Acres</b>	Alarm/Security:	
Lot Description:	<b>Acreage, Horses Permitted, Lrg. Backyard Grass, Pasture, Some Trees</b>	Flooring:	<b>Carpet, Ceramic Tile, Vinyl</b>
Exterior Features:	<b>Patio Covered</b>	Heating/Cooling:	<b>Central Air-Elec, Central Heat-Elec</b>
Soil:	<b>Sandy Loam</b>	Energy Efficiency:	<b>Ceiling Fans</b>
Construction:	<b>Brick</b>	Green Features:	
Foundation:	<b>Slab</b>	Green Certification:	
Roof:	<b>Metal</b>	Handicap Amenities:	
Parking/Garage:	<b>Detached, Front</b>	Possession:	<b>Closing/Funding</b>
Street/Utilities:	<b>Co-op Water, Outside City Limits, Septic, Well</b>	Showing:	<b>Combo Lock Box, Contact Agent</b>
Interior Features:	<b>Elevator, High Speed Internet Available</b>	Easements:	<b>Utilities</b>
Restrictions:	<b>No Restrictions, Unknown Encumbrance(s)</b>	Crops/Grasses:	<b>Coastal Bermuda, Improved Pasture</b>
Topography:	<b>Level, Rolling</b>	Road Frontage:	<b>County</b>
Surface Rights:		Exterior Buildings:	
Present Use:	<b>Agriculture, Residential Single</b>	Barn Information:	
Proposed Use:	<b>Agriculture, Cattle, Equine, Grazing, Hunting/Fishing, R</b>		
Miscellaneous:			

Ranch Name:		Ranch Type:		\$ / Acre:
Residences:	<b>1</b>	Pasture Acres:		Barn 1 - Stalls/Size:
# Tanks/Ponds:		Cultivated Acres:		Barn 2 - Stalls/Size:
Barns:	<b>1</b>	Bottom Land Acres:		Barn 3 - Stalls/Size:
Lakes:		Irrigated Acres:		Road Frontage:
		Wells:	<b>2</b>	
		Crop Retire Program:		
		Aerial Photo Avl:		
		AG Exemption:		
		Land Leased:		

Property Description: **Great opportunity to make this your showplace. Spacious 4 Bedroom, 2.5 baths, 2 living areas and waiting for a new owner, this ranch home was built in 1968 and still with the same family. 10 acres of sandy soil that holds fertile green coastal which makes for happy horse or cattle. Water well and coop water, great ground for an arena, barn or a great boat storage as the lake is right around the corner. Approx .03 miles off paved FM road makes easy access to property. Lake view from back of home. Surrounded by lush coastal and fruitful pecan orchards this location is one of a kind. This is a must see.**

Public Driving Directions: **Between Comanche and DeLeon on Hwy 16, turn onto FM 2318 East, Turn on right about 3.7 miles at the second CR 428 sign. Proceed approx .03 miles to property. See on both sides of the road.**

List Office Name:	<b>Dickerson Real Estate</b>	List Agent Name:	<b>PAULA DONAHO</b>
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424

2318

428

430

2318

428

● 950 Cr 428

428

2318

High  
Point Park

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