



Shawn Gillispie, Broker PH:
806-922-5532
6107 S Coulter STE #300
AMARILLO, TEXAS 79119

FOR SALE

**FM 1705 Barndominium and Grass
108 Acres**

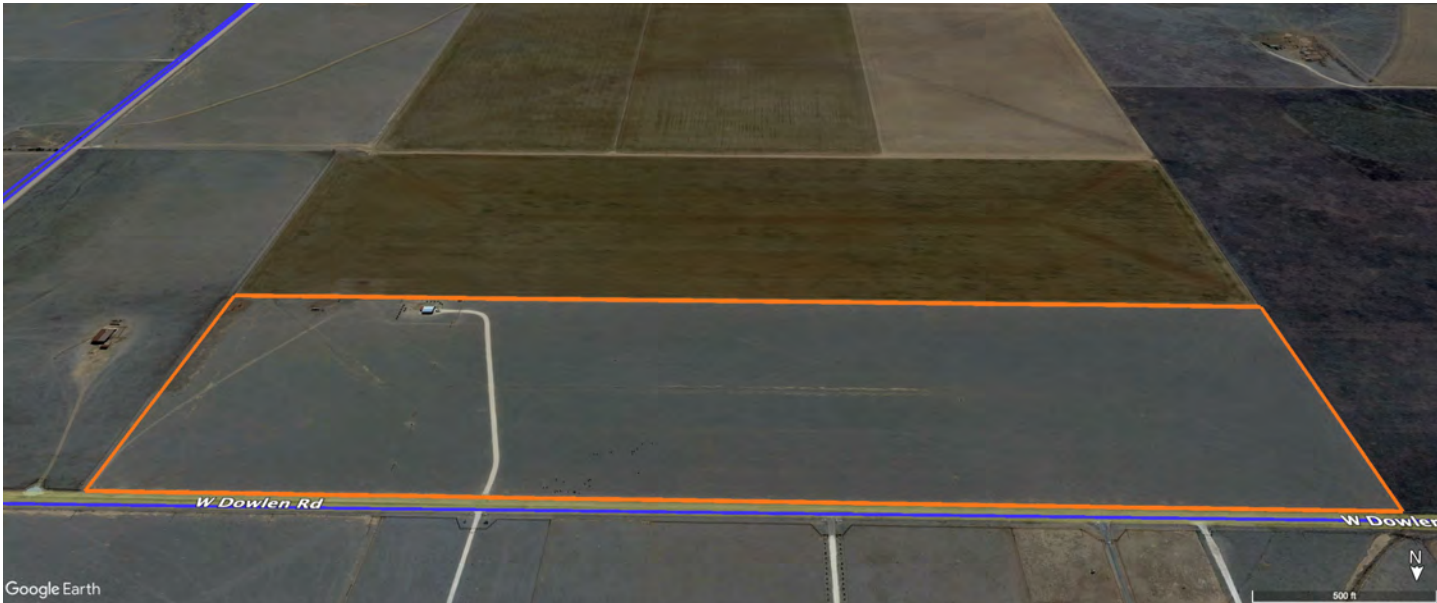
**\$605,000
\$5,601.85/acre**



3D interactive Map

COMMERCIAL • FARM & RANCH • RESIDENTIAL





FM 1705 Barndominium and Grass 108

Property Type: Recreational; residential lot development

Location: From Canyon, TX. drive 9 miles South on State Hwy 87, turn right on W. Dowlen Rd and drive west 5 miles until W Dowlen Rd merges with FM 1705. The property sits on the south side of FM 1705 and ¼ mile west of Hope Rd.

Total Acres: Approximately 108 acres

Property Dimensions: .75 miles wide and .23 miles deep. .75 miles of highway frontage

Water: 1 domestic well with submersible pump powered by 3-phase electricity.

Barndominium:

Year Built: 2017

Total SF:

- 1,600 SF plus tack room
- 800 SF of living space, 800' of barn space
- steal container used for a tack room attached to the barn through overhead door.

Bed/bath: 1 bedroom, 1 bathroom

Other features: Central air, covered and screened in front porch, Landscaping, stock tank.

Subdivide: Seller would consider subdividing the barndominium

Development Property: The dimensions and frontage on this property is ideally suited for parcel development. The property has .75 miles of highway frontage with a depth of only .23 miles or 1,200' providing you more attractive lots than typical lots. No road development required.