**22.5 Acre Horse & Cattle Property**

**1215 Tuggle Rd, Lipan, Palo Pinto County, Texas**

**LOCATION:** Approximately - 1 hour & 5 minutes to downtown Fort Worth, 30 minutes to Weatherford, 23 minutes to Mineral Wells, 26 minutes to Stephenville, & 4.9 miles to Interstate 20 & US 281. Tuggle road is a paved county road.

**LAND:** The land is gently rolling to sloping, primarily open coastal bermuda and native pasture, with some large oak trees in the southeast corner and scattered in the back. The soils consist of 45% Owens clay, 1-5% slopes, 30.4% Chaney loamy sand, 1-5% slopes, and 23% Windthorst fine sandy loam, 1-5% slopes.

**IMPROVEMENTS:** A 3 bedroom, 2 bath home with 2,016 sq. ft. of living area, and 3,438 sq. ft. of slab. Primarily R panel exterior with stone on the lower half of the east side and columns/posts with a covered 398 sq. ft. front porch. Metal roof with guttering. A 576 sq. ft. porte-cochere attaches to an all metal 288 sq. ft. storage room on the back side, plus a large, concreted carport. Nicely decorated with an open concept incorporating the kitchen, living, dining and foyer with wood laminate flooring, 10-foot ceilings, and can lighting. The kitchen boasts a granite eating bar and countertops with tile backsplash, double sink and disposal, beautiful walnut-stained knotty alder cabinets, stainless steel refrigerator/freezer and dishwasher. Breakfast nook and formal dining areas with chandeliers, large windows, and blinds. The living room has a beautiful sandstone fireplace wall with a gas log insert and mantel, and French doors. The master bedroom has two windows, a step-up ceiling, an ensuite bath with a tile floor, large granite dual sink vanity, walnut stained knotty alder cabinetry, a large open tub with a tile surround and natural lighting from an elevated window, his and her walk-in closets, and a private toilet. A walk-in tile shower and elevated natural lighting window. 2nd & 3rd bedrooms with carpet, windows, blinds, and ceiling fans with lights. The 2nd bath features a granite vanity, and a tub/shower combination with tile surround and glass doors, and tile floor. A small open office area with a built-in desk and glass front shelves. An adjoining laundry room with a small granite countertop, cabinets and drawers. An all-electric home with soft cream-colored painted walls, built in 2020.

A nice 30’x40’ all steel shop with concrete floor, walk-in door, and rollup door. A 20’x31’ all steel implement shed, a 14’x24’ loafing shed with adjoining small catch pen. 50-foot breaking pen, extensive pipe fencing, pipe cattle pens, pipe & wood entrance with security gate.

**PROPERTY TAXES:** $1,581.53 with agricultural exemption. **ISD:** Lipan, K-12

**WATER:** Santo Coop Water Tap. One stock pond for livestock.

**MINERALS:** Unknown

**REMANING ITEMS:** Refrigerator, stove, dishwasher, and four bar stools.

**EASEMENTS:**  Electric & Water

**COMMENTS:** Reasonably priced, well-constructed, private, and quiet.

**PRICE:** $950,000.00

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