

Agent Full Report

MLS#: 14458471 N Active 7251 Fm 1702 Energy 76452 LP: \$1,299,000



Category: Residential 81/1 Energy Texas Comanche United States 000000012561
Type: RES-Farm/Ranch N
Orig LP: \$1,299,000 Lst \$ / SqFt: \$292.17
Lake Name:
Lease MLS#:
Plan Dvlpmnt:
Legal: A00368 FARQUHAR, WILLIAM, ACRES 143.17
Unexempt Taxes:\$4,561
Bedrooms: 4 Tot Baths: 2.1 Liv Areas: 1 Stories: 1
Fireplaces: 2 Full Baths: 2 Dining Areas: 2 Pool: No
Sec Sys: No Half Baths: 1 Senior Community Y/N: No
Smart Home App/Pwd: No
SqFt: 4,446 / Tax Appraiser Name: Hdcp Am: No
Gar Spaces: 8 Cvrd Park: 8
Carprt Spcs: 0 Garage Size: 39 x 59 Yr Built: 1986 / Preowned
Acres: 143.170 Lot Dimen: Will Subdiv: No
HOA: None HOA Dues:
HOA Co: HOA Co.Phone:
Accessory Unit: No Accessory Unit SF: Accessory Unit Type:

Transaction Desk

Recent: 10/29/2020 : NEW

School Dist: Gustine ISD
Elementary School: Gustine Middle School: Gustine High School: Gustine

Living Room: 28 x 26 / 1 Kitchen: 23 x 14 / 1 Breakfast Bar, Built-in Cabinets, Coffee Bar, Eat-in Kitchen, Island, Natural Stone/Granite Type, Pantry
Utility Room: 10 x 16 / 1 Built-in Cabinets, Drip/Dry Area, Dryer Hookup- Electric, Full Size W/D Area, Room for Freezer, Second Pantry, Separate Utility Room, Sink in Utility, Washer Hookup Master Bedroom: 12 x 12 / 1 Custom Closet System, Dual Sinks
Bedroom: 14 x 16 / 1 Bedroom: 12 x 12 / 1 Ensuite Bath, Split Bedrooms
Bedroom: 12 x 13 / 1 Split Bedrooms Extra Storage Room 12 x 6 / 1 Built-in Cabinets
Full Bath: 12 x 7 / 1 Built-in Cabinets, Dual Sinks, Linen Closet, Natural Stone/Granite Type

Housing Type: Farm/Ranch House, Single Detached
Style of House: Ranch, Traditional
Fireplace Type: Wood Burning
Kitchen Equipment: Built-in Microwave, Convection Oven, Cooktop - Gas, Dishwasher, Disposal, Double Oven, Oven-Electric, Plumbed For Gas in Kitchen, Vent Mechanism, Water Line to Refrigerator
Lot Size/Acreage: Over 100 Acres
Lot Description: Acreage, Horses Permitted, Landscaped, Lrg. Backyard Grass, Pasture, Some Trees, Tank/ Pond, Undivided Covered Porch(es), Gutters, Patio Covered, RV/ Boat Parking, Satellite Dish, Sprinkler System, Stable/Barn, Storage Building, Workshop, Workshop w/Electric
Exterior Features:
Heating/Cooling: Additional Water Heater(s), Central Air-Elec, Central Heat-Gas, Propane
Energy Efficiency: 12 inch+ Attic Insulation, 13-15 SEER AC, Ceiling Fans, Double Pane Windows, Electric Water Heater, Programmable Thermostat
Construction: Brick, Rock/Stone
Foundation: Slab
Roof: Metal
Green Features:
Green Certification:
Handicap Amenities:
Special Notes: Aerial Photo
Proposed Financing: Cash, Conventional
Possession: Closing/Funding
Showing: Agent Or Owner Present
Interior Features:
Decorative Lighting, Flat Screen Wiring, Water Filter, Window Coverings
Restrictions:
Easements: Electric
Crops/Grasses:
Road Frontage:
Exterior Buildings:
Barn Information: Barn(s), Electric to Barn, Equipment Barn, Hay Barn, Loaf Shed(s), Other, Temperature Controlled, Water to Barn

Ranch Name: Ranch Type:
Residences: 1 Pasture Acres: \$ / Acre:
Tanks/Ponds: 3 Cultivated Acres: Barn 1 - Stalls/Size: / 39X59
Barns: 3 Bottom Land Acres: Barn 2 - Stalls/Size: / 39X41
Lakes: Irrigated Acres: Land Leased: Barn 3 - Stalls/Size: / 32X49
Wells: 1 Road Frontage:

Property Description: Exceptional Ranch with remodeled home, new insulated shop, 2 barns, excellent hunting, 3 tanks, fully fenced - centrally located in North Texas just over 2 hrs from DFW metroplex and Austin. Gently rolling terrain offers easy access to all corners of the property with established hunting blinds and feeders. 4 bedroom 2.5 bath home was completely updated and remodeled in 2011 bringing all of the amenities to the country. Fully insulated shop with electricity and 3 rollup doors, 2 partially enclosed hay-equipment barn & three tanks. Peaceful location for full time living or a weekend getaway. From Energy head south on 1702 Entrance on left - tall gate with cedar posts. If you get to the gas transfer station you have gone to far

SUB: 3% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 5 DOM: 5 LD: 10/29/2020 XD: 10/31/2021
LO: JOPR00GB RE/MAX Lake Granbury (817) 579-1504 Fax: (817) 573-0794 Off Website:
LO Addr: 4810 East Hwy 377 Granbury, TX 76049 Office Email: secretary@joyparis.com Brk Lic#: 0194236
LA: 0540377 Steve Fortner (817) 579-1710 Fax: Off Supervisor: Joy Paris
LA Cell: (817) 579-1710 LA Other: (817) 579-1504 Off Supervisor License#: 0194236
LA Email: steve@sfortner.com LA Website: Off Supervisor Phone#: 817-579-1504
LA 2:
Pref Title Co: Central Texas Title Location: 105 E Pearl Str Granbury

Call: Agent Appt: 817-579-1410 Owner Name: Allen
Keybox #: 000 Keybox Type: None Seller Type: Individual(s)
Show Instr: Occupancy: Owner

Surveillance Devices Present: **None**
Consent for Visitors to Record: **None**

Prepared By: Steve Fortner / RE/MAX Lake Granbury on 2020-11-03 07:15