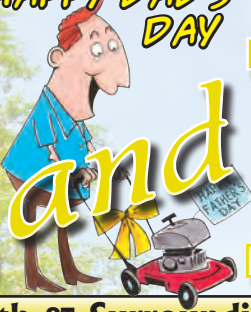


HAPPY DAD'S DAY

FREE TAKE ONE

Land and Home of Texas



JUNE 2011

Erath & Surrounding Counties

VOLUME 6 ISSUE 6



Experience the feel of peaceful living in this well maintained 3 bedroom, 2 bath, custom built home. Overlooking No. 8 fairway at Legend's, this comfortable home offers an oversized family room with vaulted ceiling and a wall of windows, an isolated master suite, a fantastic kitchen with many cabinets, lots of work area, and island, and game room with wet area. You can enjoy your morning coffee, and watch the golfers tee off from the wonderful covered porch across the back. Other features include an oversized 2 car garage with extra space for golf cart storage, professionally landscaped yard, iron and privacy fence, sprinkler system. See page 7.



350 Acres with 42 ac. lake. Fabulous 4000+ rock 5/3/3 home. Large covered patio and porch, all overlooking lake. Concrete barn with 800 sf 2/1 apartment, 4 stall horse barn with tack-feed-stock room. Great hunting and fishing. Contact info, page 20.



Fabulous Horse Property on 4.5 Acres close to I-20.... Remodelled 3/2 Log Home, porch and patio. Nestled amongst beautiful live oaks. Arena, superb soil, 3 stall barn, 4 stall shedrow barn, and 4 traps...Motivated sellers! Call Sissy, see page 17.





112 CR 486 - Neat as a pin is this 3/2/2 frame home on 5 acres. Split bedrooms, cute kitchen, paved road, in the Stephenville school district, horses welcome! \$155,900



383 Cedar - Almost new is this 3/2/2 brick home that was built in 2009. The kitchen/den is the open concept, split bedrooms, side entry garage, corner lot, and just outside the city limits with no city taxes! \$165,000



955 CR 208 - COUNTRY RETREAT!! Enjoy country life in this 3/2/3 home with lots of living space & character. WBFP, large utility room, sunroom, large shade trees & is on 10 acres that has coastal & has wildlife. \$199,500



505 Alexander - WALK TO TARETON from this 3/2/2 home with an attached storage or office. CH/CA, wood burning stove, metal roof, chain link fenced yard. \$87,500



5154 CR 387 - This 4/2/2 brick home is only about 4 miles out, CH/A, WBFP, tank stocked with catfish, 2 workshops & a 4 stall horse barn on 16.7 acres. \$299,000

LARINDA RAY



CR 300 - If you are looking for a great view to build your dream home, here it is!! This 14 acres is located between Stephenville and Dublin, & has a pole barn. \$98,000



408 Avenue B. (Hico) - CHARMING gingerbread style home that is 3/1.5/1 with siding and lots of beautiful landscaping. \$119,000



1095 CR 242 - Just 5 miles out is where you will find this 2006 3/2 doublewide on over 6 acres, WBFP, back deck, split bedrooms, and office. Located on pavement! \$140,000



811 Timberbrook - SECLUDED YET JUST A COUPLE OF MILES OUT!! Here is a 4/3/2 tucked away in trees & on a paved road. Well maintained, lots of windows, tons of storage, & on 4.42 acres. \$299,000



810 Green - Nearly new is this 3/2 home that was built in 2006. Very open floor plan, built in appliances, shade trees, perfect for college students. \$98,000



254-965-7775

254-965-5419

2441 NW Loop • Stephenville



6525 FM 2318E - SITTING IN A PECAN ORCHARD of 29.5 acres is this custom 3 or 4 bedroom/3/2 rock home with a game room. Large covered porch, kitchen and den are open, vaulted wooden ceiling, separate jetted tub and shower in master bath, nice park-like patio area, well insulated. \$469,000



998 PR 1183 off CR 379 - ESCAPE THE CITY LIFE into the country with this 4/2/2 home. 2 living areas & formal dining room, WBFP. Nice trees, & just off pavement. \$75,000



5323 FM 2303 - HORSE LOVERS DELIGHT!! This 50 acres of coastal is sandy soil, has a 4/2.5/2 brick home, 2 workshops, equipment shed, & guest house. \$590,000



929 CR 513 - A DREAM PLACE!!! Home revolves around an atrium with a beautiful fountain. Kitchen has lots of cabinets, an island, & walk-in pantry. You can see for miles from the upstairs den. This area would make a great guest quarters with its own separate bath, bedroom, & kitchenette. Located in prestigious Timber Hills, on 60+ acres with barns, sheds, workshop, RV garage, & fishing pond. \$750,000



620 Maplewood- This 3/2/2 brick home is the open concept with kitchen island and nice sunroom on back. Wooden privacy fence and sprinkler system. \$154,000



406 Tanglewood – In Tanglewood Estates is this 3/2 1/2 customer built home. Lots of storage, large kitchen, covered patio and covered parking for an RV or motor home. \$299,000



2693 CR 279 - Very manicured property! This 3/2/2 home has a formal dining ,large den & kitchen, oversized carport, nice storage building, and 5 acres of sandy soil! \$140,000



2565 Phelps – GREAT LOCATION near schools! This 3/2/2 brick home has a formal living & the kitchen/den has the open concept, fenced yard & sprinkler system. \$119,000



Selden-This is a very peaceful setting only minutes from town that offers seclusion and endless possibilities. Water well, septic, seasonal creek, good fencing, great building site, abundant wildlife and so much more! 11.65 acres \$80,000



104 Doublehorn – Sitting on a hill with large trees is this 3/2/2 brick home. The 2nd living room could be a 4th bedroom. WBFP, fenced yard, & storage shed. \$125,000



201 CR 4982 - GREAT HOME AND GREAT LAND!! This 5 yr. old 4/2.5/2 rock home is nestled among large shade trees. Corrals, barn, storage shed are all on this 23 acre tract of coastal. Fenced and ready to go! \$269,000



476 W. College – Drive by this 1(or 2)/1/2 home and see all of the charm and character here. Recently remodeled. \$65,500



379 CR 509- ON PAVEMENT awaits this 3/2/2/2 brick home on 11.73 acres. WBFP, recently remodeled, in-ground pool and a hot tub. 4 stall horse barn, a tack room & it is fenced. \$329,500



290 Timberbrook – Here is a custom 3/2/2 brick home. Skylights, sunken den, sunroom. Nice big workshop/ barn combo great for 4H projects on 3.48 acres. \$199,000



1205 Bowman Ridge - SPIC SPANKING NEW is this upscale 4/2/2 brick home with rock accents. Granite kitchen and utility, rock fireplace & wood floors in den, large master bath with separate tub & shower. Gutters, wooden fence, sprinkler system, and a full sodden yard! \$235,000



3090 Bob White – Look at this nice 3/2 doublewide on a quiet street. Large lot, workshop, covered patio & recent updates. \$63,000



1075 Lillian - NICE LARGE HOME! Tree shaded, oversized lot. 5/2.5/2 with wood-burning stove, 2 air units, and a nice shop with a 2 car carport attached. \$159,000



910 Lydia – On a corner lot in prestigious West Oaks awaits this 4/2.5/2bath brick home. Oversized bedrooms, 2 living areas, 2 dining areas, and more. \$178,000



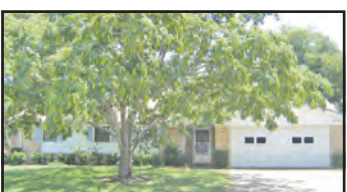
125 W. Clinton – Dublin – DUBLIN BEAUTY!! Here is a 3/2/2 brick home with 2 living & dining areas surrounded with huge shade trees, island in kitchen, side entry garage. A lot of space here! \$109,500



1330 Lillian – What a nice home!! This 4/3/2 has been tastefully remodeled & has large bedrooms, corner fireplace in den & built-in shelves in office. \$165,000



646 Maplewood – This 3/2/2 home has an oversized covered patio & above ground pool with a deck. Split bedrooms, WBFP, island in kitchen. \$169,000



1420 Sheila - IN AN ESTABLISHED NEIGHBORHOOD is this 3/2/2 brick home that is nicely landscaped, covered patio, built-in appliances in kitchen, and pretty cabinets. \$120,000



254-965-7775





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2501 Lingleville - This is a great commercial property location on Lingleville Highway. The property contains six lots with city sewer and water utilities available. Being between two entrances to an established neighborhood, this property is prime for development. Call today for more details. **\$220,000**



3021 W. Washington - Zoned B-2 and has frontage on U.S. Hwy 377. Approx. 267 feet deep. 16 inch water main runs along front of the property. The property will be serviced by city sewer across the street. There is an entrance from 377 already in place. Adjoining property may be bought as well. **\$200,000**



205 E. Grant Town Rd., Mingus, TX - Looking for some room to spread out? 4-2 on just under an acre. Large den area with fireplace, sunroom, and large utility room. 5 outbuildings, a shop, and greenhouse complete with water and electricity. This peaceful setting is ready for new ownership. **\$99,900**



1115 W. Pecan - 4-2 home for less than \$80,000! Remodeled including windows, ceramic tile, laminate flooring, paint, and carpet. The enclosed garage could be used for a fourth bedroom or second living area. There is plenty of spacious living area and a large fenced backyard. Don't miss this one! **\$79,900**



9195 N. US 377, Stephenville - On acreage with highway frontage! This is a well cared for 3-2 mobile home that sits on just under 1.5 acres. There is a water well, newer barn that has electricity with pens and a turnout, storage building, 2 car carport, and a pad site with hookups for another mobile home. Good fences. **\$99,900**



306 PR 766 Off US 281, Lipan - 2+ acres with an old mobile home that had tenants and is livable. No value has been placed on the MH. This property is ideal for new construction and has plenty of mature trees. Live in the MH while you build your dream home! More acreage may be negotiated. **\$25,900**

Call 254-968-2693 today to view these rentals.



951 Lincoln - Need a place for you and your horse?! 2-1 mobile on small acreage just out of city limits. Comes with access to the barn and arena onsite. Rent includes 2 horse stalls. \$500 per month with a \$400 deposit.

Attention Investors

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940 W. Tarleton - Clean 1-1 with office or a small two bedroom apartment. Building has been updated and has a coin operated washer and dryer area. Close to TSU. Water, Sewer, and Garbage paid! No Pets. \$475 mo \$400 dep.

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FEATURED PROPERTIES



HORSE LOVERS

5.05 acres. Located at 800 Lookout Point - Stephenville. Wonderful gated horse community in restricted subdivision. Great views, park, pond, riding trails, indoor riding arena and roping arena which includes both calf roping and team roping chutes. HOA common facilities for the Horse Lover. Priced at \$59,900.

MLS # 11321920



HAMILTON COUNTY

200 acres. Located at 1320 Cr 627 - Hamilton. Beautiful new rock home w/ 3-1-1 rock guest house on approx 200 ac on the Cow House Creek West of Hamilton. Excellent grass, oak trees & over 100 pecan trees, good barns, metal shop, excellent fences, large pond w/ dock. County Rd on 2 sides. Priced at \$899,000.

MLS # 11088287



REDUCED

85.70 acres. Located at 2454 FM 205 - Stephenville. This is a very nice 3-2-2 brick home with a metal roof, 1 mile from the city limits. Updated appliances, tile, carpet, fresh paint & more. Large kitchen, opens to the living room with a fireplace and formal dining. 40 x 60 Metal barn Priced at \$799,000.

MLS# 11408597



UNDER \$3000 / ACRE

32.43 acres. Located on FM 847 - Dublin. In City Limits. Great location for a business or home. Could be divided into smaller tracts. Priced at \$97,200.

MLS # 11542220

Looking for a Building Site

1 acre. 1945 Lakeside - Bluff Dale. Mountain Lakes. Good Building Site! Priced at \$25,000.

MLS # 11545053



SOLD

4 acres. Located at 3301 Ranch House Rd. - Willow Park. Immaculate Mini-Ranchette on 4 ac. 2 bd., 2.5 ba., & office. Home has a wonderful wrap around porch, 4 car carport, 30x40 workshop, 3 stall horse barn, pipe fencing. Open kitchen with island, tile, newer carpet, and paint. Priced at \$239,000.

MLS # 99993301



JUST LISTED

35.00 acres. Located at 24225 N. Hwy. 108 - Stephenville. 2 story home w/open floor plan! 4/2.5 w/ office or 5th bd. Lg. family room w/fireplace, downstairs master, gourmet kitchen w/ island, granite countertops. Bunkhouse. 40x60 barn with stalls/corals. 2 stock tanks, paved drive. Priced at \$545,000.

MLS #11584519



SOLD

1088 Lingleville Rd. - Stephenville. Very neat! 3 bd., 2ba. brick w/ 2 living areas. CH/A. Open kitchen w/ built-in app. & bkfst. bar opens to large family room. 2nd living could be a great office! Covered patio, sprinkler sys. & storage bldg. Fenced yard w/ large trees. Drive has easy back out. Priced at \$114,900.

MLS # 11554636



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Cynthia Inman, Broker





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Tom Brooks, Broker 2915 W. Washington, Stephenville • 254-963-5051



323 Moonlight Tr. - \$118,500. This is a nice 3 bed, 2 bath brick home on a corner lot, with split bedrooms, vaulted ceilings and fireplace. Carpet, roof and privacy fence are approx 1 year old. Located in an established neighborhood with newer housing addition behind. It has a great yard with mature trees. Come look at this one! It is priced to sell and won't last long on the market in Stephenville.



1680 County Road 295 - Asking \$795,000. Over 166 acres with 2,633 SF 3/2 Austin Stone Home built in 2006. Nice metal building to park tractors or toys in and a second living quarters. Welded pipe arena ready for sand. Swimming Pool for the kids or just to relax. Coastal pasture, seasonal creek, ponds and wooded area. This place has it all. About 20 miles south of Stephenville. Bring an offer.



245 Maple - \$139,500. This is a 2005 well maintained 3-2-2 with split bedrooms. Property has stained concrete floors throughout. This is a must see, and is in great condition. Although you are in the city, your rear view is a country scene. Don't miss your chance to own a secluded gem that is away from the hustle and bustle of town.



COLDWELL BANKER PREFERRED PROPERTIES

2441 NW LOOP • STEPHENVILLE • TEXAS • 254-965-7775



4611 HWY. 108 3/2 .47 AC. \$89,000



792N. GRAHAM 3/1 W/CARPORT. \$74,500



500 ROWLAND 3/2/2 \$129,900



1721 SULLY COURT 3/2/2 \$129,900



1787 McCART 3/2/2 \$129,900



1450 MELISSA 3/2/2 \$142,000



1404 PRAIRIEWIND 4/3/2 \$159,900



1163 AZALEA 3/2/2 \$162,000



117 BEN HOGAN 3/2/2 \$189,900



425 CR 2754 2 W/CARPORT \$298,500



270 PR 711 3/2/2 21 AC. \$329,900



562 CR 509 3-2-2 20.85 AC \$345,000



1150 PRAIRIEWIND 3/3/3 \$359,900



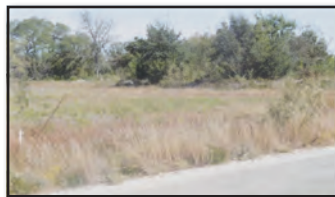
2799 THORNHILL 1.9 AC. 4/3/2 \$359,900



1435 HIGHLAND VIEW 5/4/3 3 AC. \$550,000



2085 PR 1562 4/3/3 36.55 AC. \$575,000



105 BRANDYLANE .517 AC \$32,000



10885 WIH 20 MILLSAP 2.8 AC. \$45,000



100 BRITAIN CIRCLE .48 AC \$45,000



PR 701 OFF FM 205 19.12 AC. \$68,500



202 N. GRAHAM \$89,900



12.8 AC. PLUS RESIDENTIAL LOT \$92,500



116 GRAFTON \$119,900



NORTHWEST LOOP 2.480 AC. \$375,000



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2945 CR 258 4/4/2 cp 61+ ac
tank, barns, & pens.



3/2/2 with 10 ac, tank & more on
paved CR 512. \$269,900



1277 CR 195 3/2/2cp, 6.67 Ac.
Very nice. Close to town. 139,900



4045 Jimmy Houston Way 3/2
sitting on 5 Ac \$198,750



REDUCED

4/2, 3 ac. cross fenced. \$112,000



995 Lydia 3/2.5/2 \$ 179,000



Nice 3/2/2 with WBFP, indoor pool
& hot tub, sprinklers. \$245,500



PENDING

300 Tanglewood Trail. - 4/2.5/2
1.43Ac. **REDUCED** TO \$229,900

LOTS
1360 W. McNeil \$23,000

ACREAGE
20+ acres w/paved frontage, treed with
great building sites, Bluff Dale.

COMMERCIAL OPPORTUNITIES
.751 ac, Hwy 377 Bluff Dale \$79,900
1954 S. Loop (The Apple Tree) \$495,000

HOMES ON LAND
158 + ACRES 1/1 farm house, coastal,
creek area With trees, great hunting &
tank. Recreational \$2,500 ac.

HOMES
2/1 1089 W. Oak \$69,500 Pending
2/1 1312 W. McNeil \$94,500
3/2 1320 W. McNeil \$99,500

View my updated listings online.
www.youtube.com/user/paulaslistings

You may search "Paula Donaho" on YouTube to find more listings.

PENNINGTON PREMIERE PROPERTIES

875 S. Graham
Stephenville,
Texas 76401

Sissy Pennington

Broker

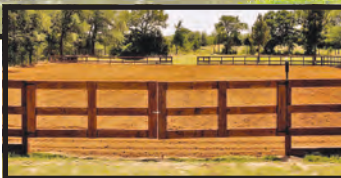


254-485-6702



As Seen On Cover

Fabulous Horse Property on 4.5 Acres close to I-20.... Wonderful recently remodeled 3/2 Log Home with full length porch and back patio perfect for entertaining! This quaint horse place is nestled amongst beautiful live oaks shading backyard and barns. 105x225 arena with sprinkler system and great landscap-



ing. Superb soil, 3 stall barn, 4 stall shedrow barn, and 4 traps...Don't pass this great place up! 30 min Stephenville and 45 min Ft.Worth...Motivated sellers! \$295,000



Great First Time Home or Investment for College Rental! 4/2 brick home on a large corner lot and in a great neighborhood. Tile in kitchen, large utility room, wood burning fireplace and garage. \$99,500



Great Horse Facility on paved County Road! Only 10 minutes from Stephenville! 10 stall barn, large tackroom, feedroom, hay storage and a 4 Horse Covered Equicizer. Pipe roping arena with lights, 5 large turnouts with shelter, RV hook-up and a 3/2 home on 17.7 acres! Really clean place! Additional acreage available. REDUCED \$299,000

Looking for a horse property... Call me today!



50 Acres 11 miles from DeLeon, 4 tanks, 3 ponds, 3

acre food plot, half in coastal pasture and half recreational with abundance of live, red, post oaks, and few mesquites! Perfect view to build a new home, 40x60 metal shop with concrete floors and electricity!



35 Acres on Hwy 6 West of Dublin. Highway frontage and Cr Frontage....Post, Red and Live Oaks, new water well and fenced. \$155,000



101 acres DeLeon, paved road frontage and cr frontage. Irrigation pit, old well, and 2 tanks stocked with channel cat. Approx 30 acres heavily wooded, native pasture, sandy soil and new fencing. Divided into 3 pastures. \$353,500 Minerals



Cute Farm House built in 1985, 2/1.5 on 3.61 acres with 3 car carport! Great location in De Leon, paved road, and plenty of room for a few animals. Great spot for a riding arena, nice trees and sandy soil. \$90,000



35 acres between Huckaby and Stephenville on paved CR. Excellent mix of pasture and trees, amazing build site and good soil...\$5,250/AC



Investment Property for Rentals Or Training Facility! 20 acres sandy soil and coastal, 2 water wells and 2 septic. 3/1 Older Ranch Home, 1200 sq/ft shop and multiple traps and turnout pastures. 40x60 7 stall barn with runs, 5 stall shedrow barn with 14x14 stalls, 150 ft Cutting Pen,

130x130 Square pen and breaking pen. This is a working facility. 10 miles north of Stephenville. \$275,000
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\$188,000

Indoor Arena Next Door!
Quiet home with attached barn and convenient breezeway!
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\$133,038

23.34 Gorgeous Acres!!!
Over 23 acres of beautiful coastal, just waiting for you!
FREE RECORDED INFO 877-769-5774 ID# 2011



HORSE PROPERTY

PRICE REDUCED

\$349,900

LUXURY PROPERTY!
Brick Home, 20 Acres w/ Pipe Corals, Pool, & Horse Facilities!
FREE RECORDED INFO 877-769-5774 ID# 2012



PRICE REDUCED

\$259,900

Custom Home on 2 Acres
4 bedroom; 2 master suites; soaring ceilings!
FREE RECORDED INFO 877-769-5774 ID# 2013



NEW LISTING!

\$77,900

Spend Less, Get More!
An adorable home with lots of character!
FREE RECORDED INFO 877-769-5774 ID# 2017



\$89,900

Keep your horse in town!
Updated and clean with a place for your horses!
FREE RECORDED INFO 877-769-5774 ID# 2018



NEW LISTING!

\$730,800

Breathtaking 348 Acres!
Lush, green coastal and scattered oak trees.
FREE RECORDED INFO 877-769-5774 ID# 2019



\$132,500

Cozy and Well Thought Out!
Beautifully remodeled home with many unique extras.
FREE RECORDED INFO 877-769-5774 ID# 2020



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Lots Starting at \$24,000 • Owner Financing Available

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HORSE PROPERTY

\$97,900

9+ BREATHTAKING ACRES!
Flat and sandy! Indoor and Outdoor Arenas!
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\$219,999

Spacious and Elegant!
Quiet neighborhood, office, gameroom, hot tub & more!
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\$109,900

Move in Ready!
Neat as a pin, great yard and no thru traffic! Perfect!
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NEW LISTING!

\$129,900

Lots of house for the price!
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PRICE REDUCED

\$384,900

EXECUTIVE HOME W/ ACREAGE
Rock home on 21 acres w/ private setting, beautiful trees, tank.
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HORSE PROPERTY

\$234,900

ACREAGE CLOSE TO TOWN
Great setup w/ Over 46 Ac. Rock Home, barn, pipe fences, & tank!
FREE RECORDED INFO 877-769-5774 ID# 2027



HORSE PROPERTY

\$284,900

WONDERFUL HOME!
Brick Home with Office! 15+ Ac Cross Fenced, Pond, & Barns!
FREE RECORDED INFO 877-769-5774 ID# 2028



PENDING

\$644,000

GREAT HUNTING LAND!
322 Acres w/ 5 Stock Tanks, Cultivated Land & Electricity!
FREE RECORDED INFO 877-769-5774 ID# 2029



\$79,999

COZY AFFORDABLE HOME
Charming home! Large lot w/ carport, garage, workshop, & shed!
FREE RECORDED INFO 877-769-5774 ID# 2030



HORSE PROPERTY

\$249,900

65ACRESW/POSSIBILITIES!
Trees, coastal field, native grasses, seasonal creek, & tank.
FREE RECORDED INFO 877-769-5774 ID# 2031



\$31,000

PRICED TO SELL!
2 Acre Lot! Build in the gorgeous Timber Creek Subdivision.
FREE RECORDED INFO 877-769-5774 ID# 2032



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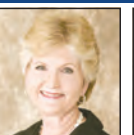
COLDWELL BANKER PREFERRED PROPERTIES



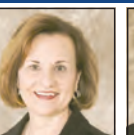
Carolyn Horton, CRB, Owner/Broker



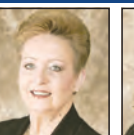
Larinda Ray 965-5419



Beverly Davis 965-4507



Donna Wagner SRES 967-0562



Nancy Golightly, CRS 965-8031



Brooke Josserand 592-7060



Cindy Friedrich 485-9331



Jamie Stockstill 595-1075



Teresa Kidwell 485-2862



Krissey Byrd 592-5112

MLS 2441 N.W. Loop
Stephenville, Texas 76401

CURRENT LISTINGS

www.ColdwellBanker.com

HOMES IN TOWN

- 379 LONG-** 2-1 frame, tall ceilings, some hardwood floors, huge shade trees, covered porch, close to downtown and park. \$49,900
- 1083 W. McNEIL-** 2-1 New paint, carpet, flooring, updated bathroom fixtures. W/D hookups. Large corner lot. \$63,000
- 3090 BOB WHITE-** Look at this nice 3 bedroom 2 bath doublewide mobile home on large lot. \$63,000
Want to sell? List with Coldwell Banker!
- 476 W. COLLEGE-** 1-1 Lots of character & charm. Lots of remodeling done -new tile & wood flooring., \$65,500
- 1120 N. CHAMERLAIN-** Great location! Cute little 2-1 frame home. Bonus room. \$72,000
- 792 N. GRAHAM -** Renovated 3-1 rock home. Beautiful hardwood floor. Fresh paint. \$74,500
- 385 S. BELKNAP-** 3-2 Victorian w/ lot of great features. Original hardwood floors & tall ceilings. 1-1 Apt. \$75,000
- 1320 SOUTH LOOP -** Here is a 3-2-2 brick home for under \$85,000!! CH/CA and fenced. \$84,500
- 1111 N. NEBLETT-** Nice 3-2-2 brick, corner lot with large trees. Large windows, hardwood floors. \$85,000
- 505 ALEXANDER -** Walk to Tarleton from this 3 bedroom 2 bath home. Double carport w/ attached storage. \$87,500
- 1755 BINGHAM-** 3-1.5-1 Very cute & well maintained. Nice living area, new carpeting. Roomy kitchen. \$89,900
- 1490 SHEILA-** 3-2-2 Brick, large den, fireplace, hardwood floors. Large, corner lot, patio. Reduced \$95,900
- 810 W. GREEN -** Nearly new is this 3-2 home that was built in 2006. Very open floor plan, built in appliances. \$98,000
- 510 COLUMBIA -** Nice 3-1-1 frame home. Spotless!! \$98,900
- 870 N. HARBIN-** Very nice house w/ 3 or 4 bedrooms. Very large living rooms. Updated kitchen. REDUCED \$99,500
- 1479 MELISSA -** 2-2-2 brick home. Large den, vaulted ceiling. Nice kitchen, pantry. Patio, workshop & storm cellar. \$99,900
- 1320 MELISSA-** 3-2-1 brick. Large trees, fenced yard, covered patio. Workshop. Great neighborhood. \$102,000

- 131 PARK DRIVE-** 4-1.5 Lots of space in this brick home. CH/CA, large fenced backyard. Close to TSU. \$105,000
- 740 W. PECAN-** 4-3 Brick home with metal roof in quiet neighborhood, close to schools. Oversized living. CH/A. \$115,000
- 2565 PHELPS-** 3-2-2 Great location next to schools, shopping & banking. Brick home w/ formal living. Fenced yard. \$119,000
- 951 HARBIN -** 3-2-2 Brick home has a great backyard & oversized covered patio. 2 living-dining areas. Great family home. \$119,500
- 1809 SPRUCEWOOD-** 3-1.5-2 Very nice and clean & in a quiet neighborhood. Roomy living room. Fenced back yard. \$119,900
- 1420 SHEILA-** 3-2-2 LBrick home in an established neighborhood. Nicely landscaped, covered patio, pretty cabinets. \$120,000

- 500 ROWLAND-** 3-2-2 Very neat & clean brick. Close to shopping and schools. Totally updated. \$129,900
- 1721 SULLY COURT-** Really nice 3-2-2 on zero lot line. HOA maintains front yard, sprinkler system. \$129,900
- 1787 MCCART-** 3-2-2 Well maintained brick home in quiet subdivision w/ convenient location. Reduced \$129,900
- 2230 OAKLAWN DR-** 3-2-2 Nice brick home in a quiet neighborhood close to schools & park. Recently updated. \$139,000
- 1450 MELISSA-** 3-2-2 Versatile floor plan. Formal living-dining area w/ new laminate floors. Spacious family room. \$142,000
- 646 BLUEBONNET -** 3-2-2 Nice open floor plan brick home. Large living with formal dining. \$148,900
- 138 BEN HOGAN-** 3-2-2 Lovely brick home in Golf Country Estates. Cathedral ceiling, rock fireplace, kitchen island. \$149,500
- 102 BEN HOGAN -** 3-2-2 Executive Home. Spacious den, fireplace. Large kitchen, split bedrooms. Landscaped, covered patio. Great neighborhood! \$149,900
- 620 MAPLEWOOD-** 3-2-2 Large living area open into dining area. Kitchen has nice cabinets & island. \$154,000
- 1075 N. LILLIAN-** 5-21/2-2 Close to school and the park! Tree shaded oversized lot. 2 air units. \$159,000
- 1455 OAKWOOD -** 3-2 home in great neighborhood. Open concept, tile floors throughout. \$159,900
- 1163 AZALEA -** 3-2-2 Wonderful home on oversized lot in established neighborhood, Close to schools & park. \$162,000
- 1330 N. LILLIAN-** 4-3-2 Nice home! Tastefully remodeled & is a great floor plan. Nice size bedrooms, lots of storage. \$165,000
- 383 CEDAR -** 3-2-2 Almost new and ready to go brick home built in 2009. Open kitchen-den. No city taxes! \$165,000
- 646 MAPLEWOOD DR-** 3-2-2 Nice home great for entertaining! Oversized covered patio & above ground pool. \$169,000
- 1428 GLENWOOD-** 3-2-2, Spacious den & fireplace. Nice kitchen, all appliances, Formal dining area. Sprinkler sys. \$169,900

**YESTERDAY...
TODAY...
TOMORROW...**

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WWW.COLDWELLBANKER.COM

- 869 N. CHARLOTTE-** 3-2-2 Large home w/ nice curb appeal. Fresh interior paint. Cozy fireplace. Dining w/ fireplace. \$122,000
- 104 DOUBLEHORN-** Sitting on a hill is this 3/2 brick home with large trees. \$125,000
Call 254-965-7775 for more information!
- 211 BRENTWOOD-** 3-2-2 brick. Large den w/ vaulted ceiling. Nice kitchen, new paint & floor covering. Split bedrooms. \$125,000
- 1011 SLOAN -** 3-2 Walk to school! Large home in well established neighborhood. Some original hardwood floors. \$128,900

COLDWELL BANKER PREFERRED PROPERTIES

640 MAPLEWOOD- 3-2-2 Very well maintained home in Tanglewood Addition. Fireplace in living room. \$169,000

910 N. LYDIA - 4-2.5-2 on a corner lot in prestigious West Oaks. Side entry garage. Oversized bedrooms. 2 living areas. \$178,000

1127 PRAIRIE WIND- 3-2-2 Immaculate home on the golf course. Very nice curb appeal. Beautiful trees. Wood floors. \$179,500

1413 GLENWOOD - 3-2-2 Very lovely home nestled in a quiet cul-de-sac in Tanglewood Addition. \$179,500

1525 GLENWOOD- 4-2-2 Great area. Newer home. Split bedrooms, large yard. A must see!! \$183,000

130 BEN HOGAN - 3-2-2 brick in Golf Country Estates. In ground pool. 2 lots, sunroom, den w/ WBFP. \$184,000

Call 254-965-7775 for more information!

117 BEN HOGAN- 3-2-2 Well maintained home on Legends Golf Course. Very open floor plan, sprinkler system. \$189,900

1451 & 1453 PARK - Really nice 2-2-1 brick duplex w/ privacy fenced back yards. Open concept. \$205,000

502 MOONLIGHT - Lovely 3-2-2 brick home in a great neighborhood. Open living area with fireplace. \$209,900

801 MAPLEWOOD- 3-2-2 Custom built home in Tanglewood. Formal dining. Split bedrooms. Large backyard. \$216,500

1402 PARKWOOD - 4-3-2 Very nice custom built home. Large kitchen & living room with open floor plan. \$229,900

1205 BOWMAN RIDGE- 4-2-2 New and ready! Upscale brick w/ rock accents. Granite kitchen & utility. Stainless. \$235,000

830 FOREST LANE - 3-2-2 on 1.6 ac. Edge of town. Granite countertops, formal dining, two living areas. Gazebo, pond, patio. \$249,900

785 BLUEBONNET- 3-2.5-2 Lovely custom built rock-brick in well established neighborhood. High ceilings, open. \$275,000

406 TANGLEWOOD TRAIL- 3-21/2-2 Beautiful, custom built home in Tanglewood Estates. Chefs' dream kitchen, \$299,000

Visit www.ColdwellBankerErath.com

307 TANGLEWOOD CIRCLE- Lovely 4-31/2-2 home, formal living & dining, extra parking area, large corner lot. \$299,900

404 HERITAGE WAY- 4-3-2 Executive home in Heritage Hills. Exquisite home w/ beautiful back yard. \$334,000

802 PRAIRIE WIND - Executive home with 2 living, 2 offices, mother-in-law quarters, gunite pool, & hot tub. \$349,000

2799 THORNHILL- 4-3-2 Two+ Ac. 40x60 workshop. Game room, office. Great entertainment home. Reduced. \$359,900

1150 PRAIRIE WIND - 3-3-3 All the extras! Amazingly beautiful! Adjoins #2 green on Legends Golf Course. \$359,900

HOMES ON ACREAGE

998 PR 1183 - 4-2 spacious home with lots of living space. 2 living areas. Formal dining. \$75,000

4611 SH 108- 3-2 w/ carport. .47 acres. Fresh interior & exterior paint. New flooring. New dishwasher. \$89,000

401 SANDY LANE - Vacation home, 2-2 two story on 2.96 wooded ac. Large den, fireplace, porch. Near Proctor Lake. \$89,900

Want to sell? List with Coldwell Banker!

24519 N US HWY 281- 4-2 on 3.41 Ac. In good condition & just N. of Morgan Mill. Doublewide, some trees. \$93,000

7526 S US 281- 3-2 on 1 Ac. Perfect place to keep a couple horses. Close to town. \$104,000

473 & 466 PR 1321- 5 Ac with Hwy 377 frontage. 2 homes and large workshop. \$139,500

2693 CR 279- 3-2 on 5 acres. Very manicured property. Formal dining or office. Large den 7 kitchen. \$140,000

1095 CR 242 - Just 5 miles out 2006 3-2 doublewide on over 6 acres. WBFP, back deck, split bedrooms. \$140,000

255 BEACON LAKE DR.- Mtn. Lakes- Bluff Dale- 3-2-2 log home on 5 ac. Covered porches, large trees, woods. \$144,900

112 CR 486 - Neat as a pin in this 3-2-2 frame home on 5 acres. \$155,900

657 & 659 PR 1704 - Selden, TX 4-3 doublewide on 17.35 Ac. Also 3-2 Singlewide. Pretty acreage, large trees. \$158,000

1030 S. GRAHAM- 3-2-2 Neat home on 3.24 AC. Convenient area at the edge of town. Vaulted ceiling. \$165,000

585 CR 568 3- 21/2 -2on 2.76 Ac. Close in & convenient. Pretty setting, large trees, fenced pasture, wokshop. \$169,900

314 CR 183 - 3-2-2 on 1.63 Ac. Brick home w/ 1 BR 1 BA separate living quarters & room for animals. \$185,000

290 TIMBERBROOK E- Close to town awaits this 3/2/2 brick on 3.4 acres \$199,000

955 PR 208 - HICO 3-2-3 on 10 acres. Lots of living space & character. Fireplace, large utility. Country retreat! \$199,500

11550 S US HWY 377- Nice 4-3-2 on 5+- ac. Open living area, in-ground pool, separate pasture, barn, more ac available. \$249,900

1840 E FM 1188- MORGAN MILL -3-2-2 brick on 3.2 Ac. Landscaped, large trees, fenced for horses, horse barn, workshop. \$250,000

201 CR 4982- 4-2.5 on 22.97 Ac. Great home d& land. 5 yr. old rock home nestled among large shade trees. \$269,000

7933 CR 256 - 1-1 on 26+ Ac Live in the guest house while building that dream home. Minutes from town. \$274,000

3429 CR 465 - LIPAN- 3-2 on 12,73 ac. Outdoor grill kitchen area, wood deck, built in pool & hot tub. \$285,000

Call 254-965-7775 for more information!

811 TIMBERBROOK - 4-3-2 Secluded yet just a couple miles out. On paved road. Well maintained. \$298,000

425 CR 275- 4-2 on 10 Acres. 3 year old brick home. Open kitchen-dining area. Isolated master. Barn. \$298,500

5154 CR 387- 4-2-2 Seclusion and privacy. Brick home only about 4 miles out. 4 stall barn. \$299,000

379 CR 509- 3-2-1-2 Lovely brick home with pool and horse barn on 3.73 acres. \$329,500

570 CR 711 OFF CR 164- 21 Ac. Secluded country paradise. Brick w/ spacious family room w/ fireplace. \$329,900

562 CR 509- 3-2 on 20.85 Ac. Well maintained home. Very open floor plan, spacious family room w/ cathedral ceiling. \$345,000

Visit www.ColdwellBankerErath.com

15268 FM 2156- 3-2-2 on 39.73 Ac. Immaculate home on paved road. Updated, nice den, beautiful kitchen. \$379,900

2278 CR 236- 2-1 ON 100 Ac. 80 Ac can be irrigated. Home redone inside & out. Older barn. \$401,680

17299 S US HWY 281- Executive 3-3.5 -3 on 10 ac., Spacious, 2 living areas, mother-in-law suite, office, in ground pool, \$450,000

6525 HWY 2318 - COMANCHE - Sitting in a pecan orchard. 3 or 4 bedroom 3 bath rock home on 29.5 Ac. \$469,000

255 CR 113 - COMANCHE - 3-2 on 99+ ac. Neat log home - open concept. Upstairs sitting area, wood flooring. \$487,000

435 HIGHLAND VIEW- 5-4-3 on 3+ Ac. Fantastic Austin stone 2 story Texas style home. Great floor plan. Pool \$550,000

2085 PR 1562- 4-3-3 on 36.5 Ac. Pool & barn. Completely fenced & cross fenced. Breathtaking views. Tank \$575,000

5323 FM 513 - Only 3 mi from Stephenville is this 50 ac farm w/ 4-2.5-2 brick home. Large shade trees. Gazebo \$590,000

929 CR 513- Show Place deluxe!! 4-3.5-2-2 on 60+ acres is a dream place! \$750,000

HOMES OUT OF TOWN

102 S. OAK - TOLAR - Great investment!! 2-1.5 mobile home that has rock on the outside. Another 1-1 mobile also. \$35,000

19722 HWY 377 - Cute 2-2 home with 2 living rooms. Original hardwood floors. Large front porch. \$82,400

CONTINUED

254-965-7775

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877-965-7775

COLDWELL BANKER PREFERRED PROPERTIES

1103 ELIZABETH- GRANBURY- Here is a 3/1.5/2 brick with CH/CA. \$82,500

718 N PATRICK - DUBLIN Charming historical home. 12' ceilings, stained windows, fireplaces & historical marker. \$83,900

125 W. CLINTON- DUBLIN- 3-2-2 Large brick surrounded by huge shade trees. 2 living & dining areas. \$109,500

408 W WAVE B - HICO - 3-1.5 Charm of yesterday! Gingerbread style home on acre lot. \$119,000

201 OAK- GORDON- 3-2 Many updates to this cute Victorian. Walls double planks. Wiring updated. \$149,000

623 GRAFTON - DUBLIN-3-2-2 Yard of the month should go to this brick home on a corner lot. Open w/ built-ins. \$157,000

309 ARMADILLO LN- GORDON- 2-2 Waterfront property. Mobile in the deep water part of Lake Palo Pinto. Shaded lot. \$175,000

MINERAL INTEREST

50% of undivided mineral interest only in 114 ac tract east of Stephenville. \$89,000

LOTS & LAND

MARINER VALLEY - 5+/- acre lot with trees and view of lake in restricted subdivision. \$18,300

785 BLUE MARLIN- BLUFF DALE- 2.37 Ac. Mtn Lakes. Great building site! \$25,000

385 E. ELM ST. - Large lot. Corner of Bates and Elm St. - .49 Ac, some trees, zoned R-2. \$25,000

LOT 2 HILL VALLEY - Beautiful new subdivision. 2.36 Acres. Build your dream home. On a hill. \$29,900

105 BRANDY LANE- Nice lot to build your dream house on. Beautiful restricted subdivision. No city taxes. \$35,000

100 BRITAIN CIRCLE- Lot. Nice building site and in a convenient location. \$45,000

TIMBER CREEK PHASE II LOT 5- 2.06 Acres. Beautiful acreage in restricted subdivision. Close to town. \$45,000

TIMBER CREEK PHASE I LOT 3- 2.02 Acres. Beautiful acreage in restricted subdivision. Close to town. \$45,000

CR 380 - 5.6 ac Close to town, on pavement. Some large trees, pond, fences. Good building sites. \$49,900

570 PR 711 - 8+- acres nestled at the end of a private road. Trees. \$60,000

#3 S US HWY 377 - 3.859 Ac +/-with frontage on Hwy 377 & CR 234. Good fences. Comm.or Bldg. site. \$69,500

COUNTRY HILLS - LOT 16 - Beautiful 15 ac tract. Great elevation with trees. \$79,900

0 TENNYSON- 11.65 Ac. Very peaceful setting only minutes from town. Seclusion & possibilities. \$80,000

PRAIRIE WIND - 12.8 Acres. A great piece of property! \$92,500

US HWY 377 S- 11+- ac. Great business opportunity, RV park, etc. High traffic count. CR 380 frontage. \$97,900

CR 300 - 14 acres. Great views to build your dream home. Between Dublin & Stephenville. \$98,000

TBD US HWY 377-10 AC +- to be surveyed out of 27 ac tract. All Hwy 377 frontage. Large trees. \$100,000

HILL VALLEY DR- 12.646 Ac. Pretty tract of land w/ some elevation making for great bldg site. \$107,491

2278 CR 236- 100.42 Acres. Lots of county road frontage. Approx 95 ac of improved coastal. \$401,680

Want to sell? List with Coldwell Banker!

CR 333- PROCTOR- Location and price are right! About 1 mi from 377.-205 Ac. Wells & ponds-tanks. \$555,687

FM 2803- LIPAN- 116 Acres. One of highest points in Erath. Views! Perfect site for your home. Coastal & woods. \$598,000

Call 254-965-7775 for more information!

4934 CR 264- 209 acres, woods, wildlife, pastureland, sandy soil, 3 tanks, cross fenced, 1-1 mobile. \$627,000

Why you should call Coldwell Banker Preferred Properties

1. Enormous choice of homes from \$18,000 to \$400,000.
2. Largest selection of homes on acreage in Erath County From \$25,000 to \$750,000.
3. Lots and acreage from 1/2 acre to 209 acres.
4. Foreclosed Homes & commercial property in Dublin, Rising Star, Cisco, Gordon and throughout Cross Timbers Area.
5. Mortgage rates are still under 5%.
6. Want to look in your pj's? Check out the **VIRTUAL TOURS** on **ColdwellBankerErath.com**. See an open house on your PC!
7. We are in the office and open 8:30 - 5:30 weekdays and on Saturdays 9-1. Sunday we are available by appointment only.
8. Nobody advertises or promotes your property like we do! **NOBODY!!!**
9. At Coldwell Banker, our job is to sell your home, not buy it!
10. A trusted local company for decades, backed by 100 years national experience.

1195 SUNSET - 24 Acres. Ideal for hunting, playing & a nice place to just get away. Very wooded. \$108,000

CR 128 #1 - 15 acres of lush coastal on paved county road 10 miles from Sville. \$112,500

14902 FM 914- Small acreage, 40.5 ac, pasture land, scattered trees, large oaks, stock pond, good fences, wildlife. \$146,000

0 DIANA - Perfect place to build just outside the city limits on approx. 11 acres. Tank, barn, trees. \$165,000

000 CR 208 - HICO - 61.5 acres and only about 4 miles out of Hico. Coastal, sandy soil, stock pond. \$184,680

418 N. SERVICE RD I-20 E- RANGER, TX- 2.5 Acres of prime commercial property. Fenced & small bldg. \$185,000

CR 255 - 27.32 acres. Coastal fields and nice pasture with tank. Great place to build. \$220,000

CR 128 #2 - 37+/- acres of lush coastal on paved county road 10 miles from S'ville. \$277,500

CR 435- DE LEON- 131 Acres. Great productive land w/ recreational interest. 14 Ac lake. 4 tanks. \$366,800

COMMERCIAL

3105 W WASHINGTON - In the city limits. City water. Good traffic count. \$19,500

10885 W. IH 20 - 2.8 Ac. Good commercial tract of land. Previously equipment yard. Fenced. \$45,000

202 N. GRAHAM - Great commercial building. Offices or lease potential. Great for investor. \$89,000

2095 W SOUTH LOOP - Commercial lot .36 acres with high traffic count on US Hwy 377, Lots of potential. \$99,900

116 GRAFTON - DUBLIN-Rustic & ready to move into. All the work has been done. Updated. \$119,900

PR 912 US 281- 11+Ac. Great investment property. 3 rental properties. Minutes from town. \$189,900

NW LOOP - 2.48 Ac. Prime commercial building site. Northwest side of town. Convenient. \$375,000

MR BUBBLES CARWASH- GRANBURY- Great commercial location! Hwy 144 S. Income producing. \$749,000

3130 W WASHINGTON- Prime commercial location! 11.634 Ac in city limits. \$750,000

254-965-7775

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Featured Listings of the Month



255 CR 113 - COMANCHE - Neat 3-2 log home on 99+ ac. Wildlife, pecans. \$487,000



383 CEDAR - 3-2-2 Almost new and ready to go. Open concept, no city taxes! \$165,000



1095 CR 242 - 5 miles out on pavement 2006 3-2 doublewide on over 6 acres. \$140,000



1479 MELISSA 2-2-2 brick home. Vaulted ceiling, workshop, storm cellar. \$99,900



1451 & 1453 W. PARK- 2-2-1 brick duplex. Open concept, corner lot. \$205,000



906 TIMBERBROOK - 3-2.5-3 Quiet country living with beautiful views & a pool. \$298,000



998 PR 1183 - Escape to the country. 4-2-2 carport, nice trees, just off pavement. \$75,000



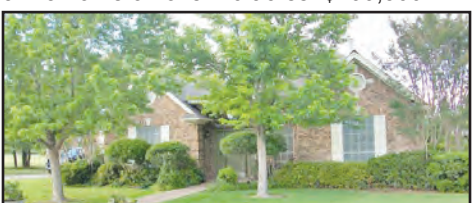
955 CR 208 - HICO - Enjoy country life in this 3-2-3 home on over 10 acres. \$199,500



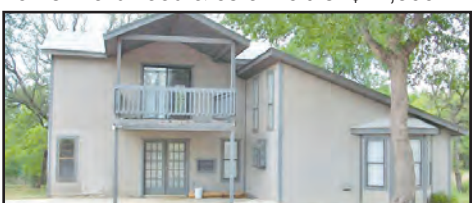
792 N. GRAHAM - Renovated 3-1 rock home. Hardwood & ceramic tile. \$74,500



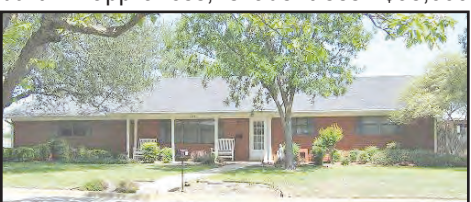
810 GREEN - Nearly new 3-2, open floor plan, built in appliances, shade trees. \$98,000



830 FORREST LANE - 3-2-2 on 1.6 ac. Edge of town. Gazebo, pond, & patio. \$249,900



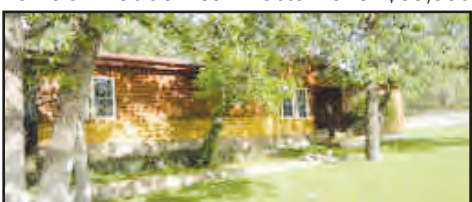
401 SANDY LANE - 2 story 2-2 vacation home on 2.96 ac. near Proctor Lake. \$89,900



623 N. GRAFTON - 3/2/2 brick, corner lot, side entry garage & a workshop. \$157,000



646 BLUEBONNET - 3-2-2 brick, open floor plan. Seller is motivated to sell. \$148,900



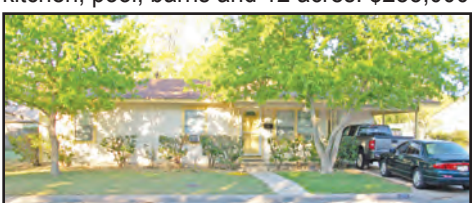
3429 CR 465 - 3-2 home with outdoor grill-kitchen, pool, barns and 12 acres. \$285,000



5323 FM 2303 - 50 acre farm, 4-2.5-2 brick, 3 miles out. Workshops & 2nd home. \$590,000



CR 300 - Build your dream home on this 14 acres between S'ville and Dublin. \$98,000



510 COLUMBIA - 3-1, plus extra room, laminate floors. Near downtown. \$98,900

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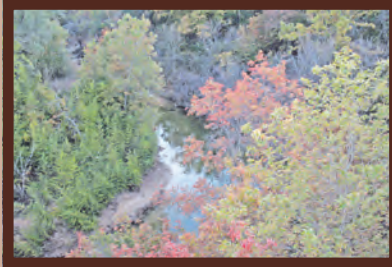
Water removal of all types from homes & businesses.



\$ 950,000 - 1262 PR 1562 - Stephenville, TX

Stunning custom built home on 28 acres minutes north of Stephenville, TX. A spring-fed lake graces the entrance as you drive over the dam to the home. Bonus entertainment area out back with patio, pool, and TV. Fenced for cattle/horses.

<http://tours.tourfactory.com/tours/tour.asp?t=631805>



\$ 719,000 - 4036 Timber Wolf Trail, Stephenville, Tx

Incredible price for a unique one-of-a-kind ranch so close in to town! 100 acres of gorgeous country with the Paluxy River running thru it! From high bluffs to gravel river banks, from pasture to woods and cultivated food plots this beautiful ranch has it all. Home and pool are situated hilltop offering incredible views! Must see! Very private!

<http://tours.tourfactory.com/tours/tour.asp?t=619481>



\$ 689,000 - 1488 Private Road 1562, Stephenville, TX

Who would imagine such beautiful hill country so close to town? The home is located 83 acres, on a hill overlooking the coastal fields and countryside. The home is a comfortable 4/4 with a FP and deck. A 3-stall horse barn/workshop is nearby. The Paluxy River meanders thru this ranch creating a very scenic property!

<http://tours.tourfactory.com/tours/tour.asp?t=658171>



Clayton Mountain Ranch - Palo Pinto County - NEW!

Amazing 570 acres located in the majestic hill country of Palo Pinto County with easy access to FW via I-20. Winding roads climb to the mountaintop where you sit 250' above the valley below with views in every direction. Whitetail deer, aoudad and turkey roam this ranch amidst the tall grasses, oak, elm and juniper. Located near Gordon, this ranch offers the perfect weekend ranch retreat or home site!



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Cynthia Inman
Broker

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Office: **254.965.6722**

Cell: **817.313.0941**

Email: **ridge@ranchconnection.com**

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91.47 Acres, Dublin. Well maintained CR frontage on 2 sides, elect. in place, gates & cattle guard access, pole hay barn, fenced & cross fenced, fences in good to fair cond., 2 tanks 1 is stocked. Excellent cover for wildlife, elevation changes, grass, gorgeous views, good pasture roads, & excellent coastal field. \$320,145

4/3/2 Home on 13.347 Acres, Cleburne. Nice horse property with pipe fencing, wire fences in good condition, pond, creek, 5 stall horse barn with 15' alley, stud barn, turn out with shed, & wash rack. Storage for feed, tack, & implements. 4-3 home with WBFP & all the amenities including a deck, den, large living room, formal dining with breakfast bar, walk-in pantry, large closets, & mud room. Ag exempt & located minutes from Cleburne with paved CR frontage. \$245,000

3/2 Doublewide on 2.5 Acres, Stephenville. Home features a fireplace, island in kitchen, built in china cabinet, large utility room, & wood deck on side entrance. Home is open, clean, and bright. Refrigerator, washer, dishwasher, and stove all stay. \$74,000

.326 Acres Lot within Walking Distance of Lake Granbury. Lots 67 and 68. Income producing property with mobile home in place or use it for a great weekend getaway. Water and electric in place and ready to go. Boat dock, lake, and community pool access. \$22,000

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ACRES. \$399,000**



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HOME WITH ROCK ACCENTS
ON 1.896 ACRES. \$259,000**



Mandy Kramer

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Century 21



Home and Ranch Realty

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mandy@c21homeandranch.com



Horse Property

Red Brick home on over 7 acres only 2 miles from Stephenville. This 3 bedroom, 2 bath home has western flare with WBFP, large master bedroom, master bath with his&her sinks, split bedrooms, and open patio overlooking the fields. Shedrow style barn with 7-16X20 stalls, feed & tack storage, room for an arena and seasonal creek.



Minerals Negotiable!

184 acres of irrigated farmland in Erath and Comanche Co. Approx 82 acres of coastal, 59 cultivated ac, and 43 ac of native grass, large catfish tank, and 5 wells. Over 25 pecan trees and a 950 SqFt. 2-1 farm house.



Close to TSU

Cozy 2-1 frame home with carport. This charming home includes C/H/A, large rooms, dishwasher, and washer/dryer area. Home has a large fenced in backyard with storage building and has been updated with western décor. Cute as a button! \$74,900



Scenic Views

Custom built in 2008, this exquisite 3 bedroom, 2.5 bath home on 26 acres has sensational views! Professional kitchen with stainless appliances, marble countertops, walk-in pantry, 12' ceilings, brick fireplace, formal dining, split bedrooms, and office. A bunk house for guests or rental income, a shop frame 100X60 with electricity and water, 2 tanks stocked and abundant wildlife.



Cattle Property

150 acres of pasture with scattered trees, electricity, well, windmill, new 6-strand barbwire fence and pipe entrance. This cattle place has native grass, rolling hills, and 2 tanks to water the livestock. Property can easily be divided with county road frontage and it is ag exempt! Reduced \$2197/ac

Let me put my
experience to
work for you!
Mandy

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254-965-5500

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866-887-2624

936 S Hwy 281

Stephenville, TX 76401

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Mandy Kramer (254) 592-2543

Trigg Moore (254) 396-5592

Kara Pack (254) 485-8419

Jason Withers (254) 918-3101



182 + Acres

Morgan Mill. Wildlife, building sites, electricity. \$731,240



3/2/2 Home, 32+ Acres

Updated Hilltop Home. Dublin. \$235,000



350 Ac with 42 Ac. Lake

5/3/3 Rock home, barns, hunting and fishing \$3,500,000



3/2/4 Home Mountain Lakes

2 acres, pool, spa, workshop, overlooks lake. \$325,000



46+ Ac, Good Hunting

Lots of Wildlife. Good Coverage. Selden. \$5,495/ac



4/2/2 Home 1.896 Acres

2 Story Custom Home, Pool. Stephenville. \$259,000



27 Acres, Hico

Hunter ready, food plots, 60% wooded. \$115,000



4/2.5/2 Home, 34+ Ac

In Timber Hills, Great Floor Plan and views. \$398,000



230 +/- Ac. Lingleville

Great Hunting, varied elevation, elec. Ponds. \$759,000



3/2/2 Home on 10 Acres

Rock home, barn, pond. Close to town. \$340,000



173 Acres Dublin

Good coastal, stocked ponds, wildlife, pens \$605,500



3/2 - 19+ Ac Morgan Mill

Horseman's Ranch, Barn. Arenas available. \$399,000



122+ Acres Erath County

Cattle, hunting, working pens and traps. 2/1 SW. \$428,470



470 Ac Southern Erath Co

Excellent Hunting and Coastal. \$2695/ac



2 Homes on 32+ Acres

2 Houses Barns, stalls & sheds. Stephenville \$579,000



80 Acre Horse Ranch

Barns, Arena, pens, ponds. 2 BR SW Hico. \$699,000



4/2.5/2 on 51 Acres

Barns, feed pens, cross fenced, Updated home. \$695,000



4/3 Home on 266 Acres

Traps, barn, irrigation system, add 150 acres avail., \$699,000



4/2/2 on 100 Ac Iredell

Updated home, wildlife, new tank, sandy soil. \$849,000



640+ Ac, Hamilton Co.

4 homes, shops, barns and coastal fields. \$1,920,000

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