

1117 County Rd 377, Rising Star:

70 acres around the house consists of 20 acres brushy land w/ HUGE stock tank surrounded by willow trees and the 50 acres of cultivated coastal and improved grasses including a 3 acre and 5 acre traps. New fences surround the traps.

Stock tank could grow as large as 3 acres when it rains.

20 acres across road feature excellent premium coastal field w/ brushy area in southeast corner

12 total water wells on the property: 7 working wells, 5 wells need to be finished. 11 wells on the east side of the road go to one meter; the well on the 20 acre west field across the road goes to the meter at the equipment barn.

Property is not located in a flood zone

Utility Easements – electrical lines on the south property line on the east side land

Perimeter fencing in average condition mostly wire with some panels.

House:

4 bedrooms, 3 bathrooms, 4367 sq ft brick home built in 1958 with a metal roof (approx. 20 years old) and attached 2-car carport

Pier and beam

Remodeled in last 3 years except for 1 bathroom (pink bathroom w/ tub only)

Office converted to 5th bedroom (has no closet)

All electric, 2 HVAC units - both replaced 2011

Electric wall built in oven, warming drawer below (doesn't work), electric cooktop w/ vent-a-hood, pot filler, dishwasher (doesn't work)

Granite counter on large kitchen island, walnut butcher block counters along the wall with custom wood built cabinets

Formal dining area, bar seating and kitchen nook

Huge walk-in pantry, sunroom/enclosed porch, mudroom, large utility room, mechanical closet

Large living area – wood burning fireplace, electric decorative fireplace

Flooring: original oak hardwood floors, Pergo engineered hardwood flooring, carpet and some tile

Gorgeous granite in master bathroom and ensuite bathroom in 4th bedroom

Master suite with door to back yard, huge windows, window unit for extra cooling, spacious master closet with two cedar closets and cabinet area (needs to be finished)

Master bathroom total remodel w/ glass walk in shower with multiple shower heads, stand-alone tub with electric wall fireplace and twinkling chandelier, beautiful granite vanity with dual sinks

Bedrooms spacious with multiple closets

One water heater replaced in 2022

Utility Providers include – West Bound Rural Water Supply, Comanche County Coop – 1 meter for house, as well with GEXA – provides electricity to barn and wells; internet AMA Tech Tale out of Rising Star

One septic system

2-car carport attached, 492 sq ft with 192 sq ft storage space

660sq ft detached 2-car garage (damaged door)

No security system, no fixture leases

1800 sq ft livestock barn (dirt floor), 1440 sq ft 3-sided equipment shed (concrete floor), 192 sq ft cinder block storage barn located on 20 acres on west side of the road

Portable cattle panels and gates are sold and will be removed

Hunting Blinds and Feeders will be removed. Crops will be reserved for homeowner to harvest.

Wild blackberries and plums grow in the southwest corner of the 20 acre field.

Combination of post oak trees, Liveoak trees, pecans, willows and cottonwoods