**108.12 Acres & Cottage**

**De Leon, Comanche County, Texas**

LOCATION: 4500 FM 587, De Leon, Texas 76444, or approximately 10 miles west of

De Leon on the north side of FM 587. 754 feet of FM 587 on the front or south

side and 1,745 feet on CR 168 graveled road is on the east side. Stephenville is 40 minutes, Brownwood is 47 minutes, Abilene is 1 hour & 9 minutes, and Fort Worth is 1 hour and 44 minutes.

LAND / TERRAIN: Level to gently sloping native grasses with a diverse tree mix of Pecan, post oak, mesquite, elm, hackberry, and plum thickets. Mostly native grass and some coastal bermuda in productive soils which include – Chaney loamy sand 80.7%, and Pedernales loamy fine sand 19.1%. Lots of wildflowers.

IMPROVEMENTS: The cottage is approximately 24x14 (336 sf of living area) with a wood siding exterior, a pier and beam foundation, and a metal roof. Built in 2003. One open

room with a tall, vaulted ceiling, T111 cedar siding walls, engineered wood floor, encompasses a living

area, four bunk beds, and multiple couches. Open to the kitchen with a Formica countertop, and single

steel sink. Open shelves for storing food items and canned goods. An adjoining small full bath with

shower and small vanity. An upstairs loft (168 sf) featuring two double beds and cedar stave balusters.

overlooking the living room. A wall unit air conditioner. A screened in front porch trimmed in cedar.

The underpinning is rustic old sheet iron. A tile and wood front patio. A nearby firepit.

A 30.5’x24’ shop with a concrete floor, wood frame, metal exterior, roll up & regular door, and windows.

An attached lean to open shed 9.5’x24’. A large metal holding pen with taller panel sides for a garden or

holding livestock. A siding well house.

WATER: A State of Texas water well report states the well is 220 feet deep, tested at 35 gallons per minute, and the static water level is 74 feet.

A large, stocked pond (8/10s of an acre) with catfish and bass.

Coop Water is available on FM 587.

WILDLIFE: Deer, hogs, ducks, dove, varmints, etc...

PROPERTY TAXES: $1,130.52 for 2023 and has a wildlife exemption.

COMMENTS: A nice escape, excellent soil, nice pecan trees, a large fishing stocked pond, very private. A comfortable cottage and a nice shop. The septic tank is for toilet only.

PRICE: Reduced to $9,202.74 per acre from $9,950.00 per acre.

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