**13.4 Acres & Home**

**470 FM 2270, Mineral Wells, TX 76067**

LOCATION: Eight minutes north of Mineral Wells, at the SW corner of the intersection of US Hwy

281 & FM Hwy 2270 (Turkey Creek Road) in Palo Pinto County, Texas. Excellent frontage on both highways.

LAND: Level land with 95% in Frio silty clay loam soil established coastal bermuda turf. Some larger trees along the east, south, and west boundary lines.

IMPROVEMENTS: A cute 576 sq.ft. living area cottage with 1 bedroom and 1 bath. The exterior is T111 siding with a slab foundation, a metal roof, and all electric.

An open concept living room, kitchen, and eating bar area. Pleasantly finished out inside with wood laminate flooring. pine and sheet metal ceiling with ceiling fans/lights. Stainless steel appliances include a stove/oven, built-in microwave, dishwasher, and refrigerator. The island / eating bar has decorative hanging light fixtures for dining and preparing. Matching countertop with a dual sink and disposal. A sliding door separates the kitchen/living room with the bedroom and bath. The bathroom has a two-sink vanity and a large shower. A 432 sq.ft. covered porch with a southern view of the property. Built in 2020. Conventional septic and drain field.

A quarter round entry with pipe frame. The heating system is forced hot air, one “Rheem” on demand tankless hot water heater. A “Mr. Cool” split type air conditioner. Built in 2020.

WATER: North Rural Water Supply Corporation tap.

TAXES: 2023 - $4,729.37, no agricultural exemption.

SCHOOLS: Mineral Wells ISD

COMMENTS: A very good location, productive soil, and a cozy cottage.

PRICE: $495,000.00

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