

\$4,699,000 - 17939 N Fm 1189, Lipan

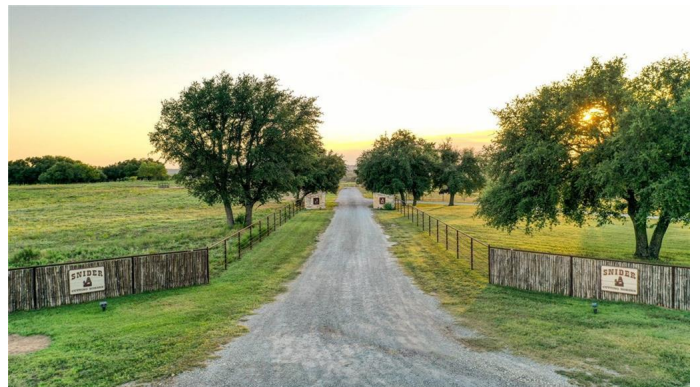
MLS® #13979803

\$4,699,000

0 Bedroom, 0.00 Bathroom,
Land on 395 Acres

No, Lipan, TX

A True Gem in Northern Erath County lays this unique opportunity to own a turn key Texas Cattle Ranch and Horse Operation! Over 395 acres of Rolling Country you'll find a diverse use to run cattle, raise and train your prized equine athletes, and house your family. Show barn consists of 18 15x15 concrete tilt stalls, matted and auto waters, 20 stall barn 10-12x12 stalls and 10-stalls w-runs and auto waters. Covered arena 125x250 with 125x125 cutting pen. Outside is a 175 ft octagon pen and equiciser. 2 homes 2012 Ranch style homes with a contemporary crisp touch and a updated brick 3 bed 1.5. Beautiful windows to look out and nestled amongst large trees. WATER-multiple tanks, 3 water wells, and Kickapoo Creek



Essential Information

MLS® #	13979803
Price	\$4,699,000
Bathrooms	0.00
Acres	395.00
Type	Land
Sub-Type	Farm / Ranch
Status	Active

Community Information

Address	17939 N Fm 1189
Area	ERATH COUNTY (78)

Subdivision	No
City	Lipan
County	Erath
State	TX
Zip Code	76462-7739

Amenities

Utilities	All Weather Road, Septic, Well
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Exterior

Exterior Features	Covered Porch(es), Arena, Equestrian Center, Guest Quarters, Holding Pens, Lighting System, Round Pens, Stable/Barn, Storage Building, Workshop w/Electric
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Lot Description	Landscaped, Acreage, Horses Permitted, Lrg. Backyard Grass, Partially Cultivated, Pasture, Some Trees, Tank/ Pond
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School Information

District	Lipan ISD
Elementary	Lipan
Middle	Lipan
High	Lipan

Additional Information

Zoning	Agriculture, Other
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Listing Details

Listing Agent	Sissy Pennington
Listing Office	Pennington Premiere Real Estate

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Listing information last updated on October 17th, 2019 at 2:15pm CDT