

# DUBLIN RANCH

\$793,905

**RANCH CONNECTION**

Est. 1984



Selling Ranches All Over Texas

## ERATH COUNTY

Dublin, Texas

## 158.94 ACRES

### Farm/Ranch Sale

RANCHING • HUNTING • RECREATIONAL • RESIDENTIAL

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#### PROPERTY FEATURES:

- 2 BD/1 BA Barndominium
- Remodeled interior
- Covered parking
- Fireplace & large porch
- Separate guest cabin
- Great wildlife habitat
- Deer, turkey & dove
- Pastures for grazing
- Scenic views
- Close to Stephenville

4449 CR 337  
Dublin, Texas 76446



*This ranch offers a wonderful combination of grazing, hunting and recreation, plus a lovely home to lay your head!*



This 158+ acreage in Dublin is a great blend of modest living and natural comforts. The value of this ranch is phenomenal for all that it offers! As you enter the property, you drive up a winding road to reach your country-style Barndo, whose rural look conceals an impressive and stylish interior remodel, including stainless steel appliances, fresh cabinetry and flooring, and a spacious, newly-tiled bath with walk-in shower. A separate 1 bd/1bath cabin is perfect for inviting friends and family, furthering the opportunities for many memorable weekends full of adventure and fun! This particular land is a hunter's dream, filled with wooded habitat that invites lots of wildlife. *See for yourself why this ranch is a steal!*



1,050 sf Barndominium



Remodeled interior



Wooded habitat



Great for hunting

# DUBLIN RANCH

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Dublin, Texas 76446

## PROPERTY VIEWING BY APPOINTMENT ONLY

### Land

#### Easements

- Utilities

#### Lot Description

- Acreage
- Heavily Treed
- Horses Permitted
- Pasture
- Tank/Pond

#### Present Use

- Hunting/Fishing

#### Proposed Use

- Grazing
- Hunting/Fishing

#### Soil

- Sandy Loam

#### Game

- Dove
- Turkey
- Whitetail Deer

#### Miscellaneous

- Windmill

#### Topography

- Sloped
- Varied

#### Will Subdivide

- No

#### Property Type

- Farm/Ranch

#### Street/Utilities

- All Weather Road
- Gravel/Rock
- Septic
- Well

#### Type of Fence

- Barbed Wire

#### Road Frontage Desc

- County

#### Financing Options

#### Mortgage Options

- Owner Finance

### Housing

#### Construction

- Metal
- Rock/Stone

#### Fireplace Type

- Stone
- Wood Burning

#### Foundation

- Slab

#### Parking/Garage

- Covered

#### Style of House

- Barndominium

#### Interior Features

- Decorative Lighting
- High Speed Internet Available
- Window Coverings

#### Exterior Features

- Covered Porch(es)
- Guest Quarters
- Stable/Barn

#### Kitchen Equipment

- Built-in Microwave
- Drop-In Range/Oven-Elec

#### Roof

- Metal

#### MUD District

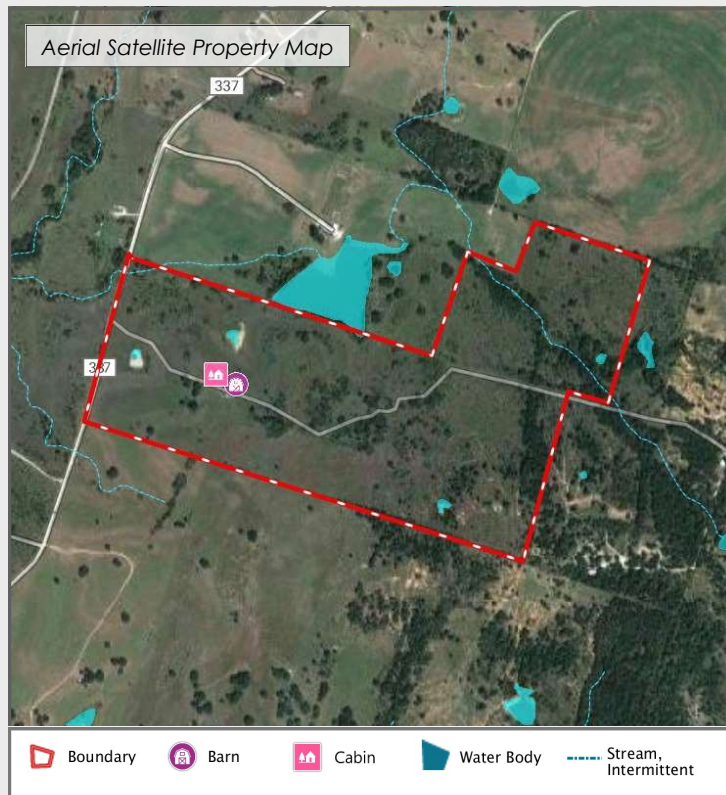
- No

#### Flooring

- Ceramic Tile
- Laminate

#### Heating/Cooling

- Central Air-Elec
- Central Heat- Elec
- Window Unit



**DIRECTIONS:** From Stephenville take Hwy 377 south to Dublin. One block south of town, take CR 336 to CR 337 and go about 1.5 miles.

The ranch is 1.5 hours southwest of Fort Worth, and less than 30 minutes to Stephenville (< 10 min to Dublin).

