

**Mata Ranch - 30 AG exempt acres
surrounded by magnificent oak trees in
Somervell County!**
2061 County Road 302
Glen Rose, TX 76043

\$599,000
30 +/- acres
Somervell County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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Glen Rose, TX / Somervell County

SUMMARY

Address

2061 County Road 302

City, State Zip

Glen Rose, TX 76043

County

Somervell County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

32.2760 / -97.7485

Dwelling Square Feet

1836

Bedrooms / Bathrooms

3 / 2

Acreage

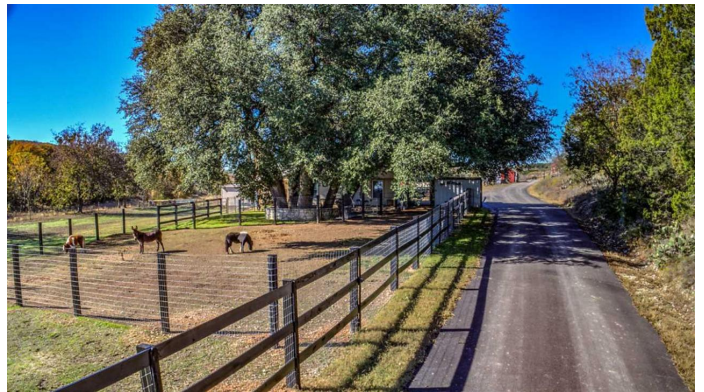
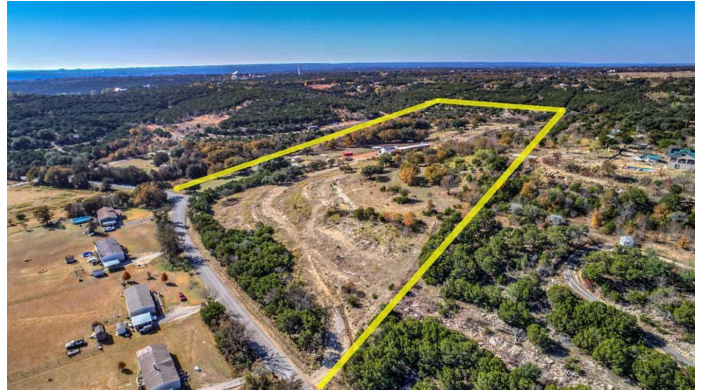
30

Price

\$599,000

Property Website

<https://moreoftexas.com/detail/mata-ranch-30-ag-exempt-acres-surrounded-by-magnificent-oak-trees-in-somervell-county-somervell-texas/11594/>



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PROPERTY DESCRIPTION

Property Description: The beautiful drive through the custom made automatic gate leads you to the house and all that this property has to offer. The adorable farm house has been completely remodeled and the seller has spared no expense! The home sits on 30 AG exempt acres and is surrounded by magnificent oak trees. The private well has a 3,000 gallon storage tank in the well house. The well was dug in 2008! The property is completely fenced and cross fenced for livestock or horses. On top of the hill is another incredible building location with spectacular views. The 120x20 workshop has a large office or main cave with electricity, AC & Heat and 2 bathroom. The property also offers 4 loafing sheds, a secondary entrance, additional garage, a chicken coop and 2 large ponds.

Excludes: Minerals, all personal properties, deer feeder, deer blind

Public Driving Directions: From Glen Rose go North on Hwy 144, left on CR 302, Property is about a mile down the road on the left. Realtor Sign in front of property.

24 hour notice requested for showings, An abundance of animals on the property so be mindful. Minerals may convey with strong offer.



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Locator Maps



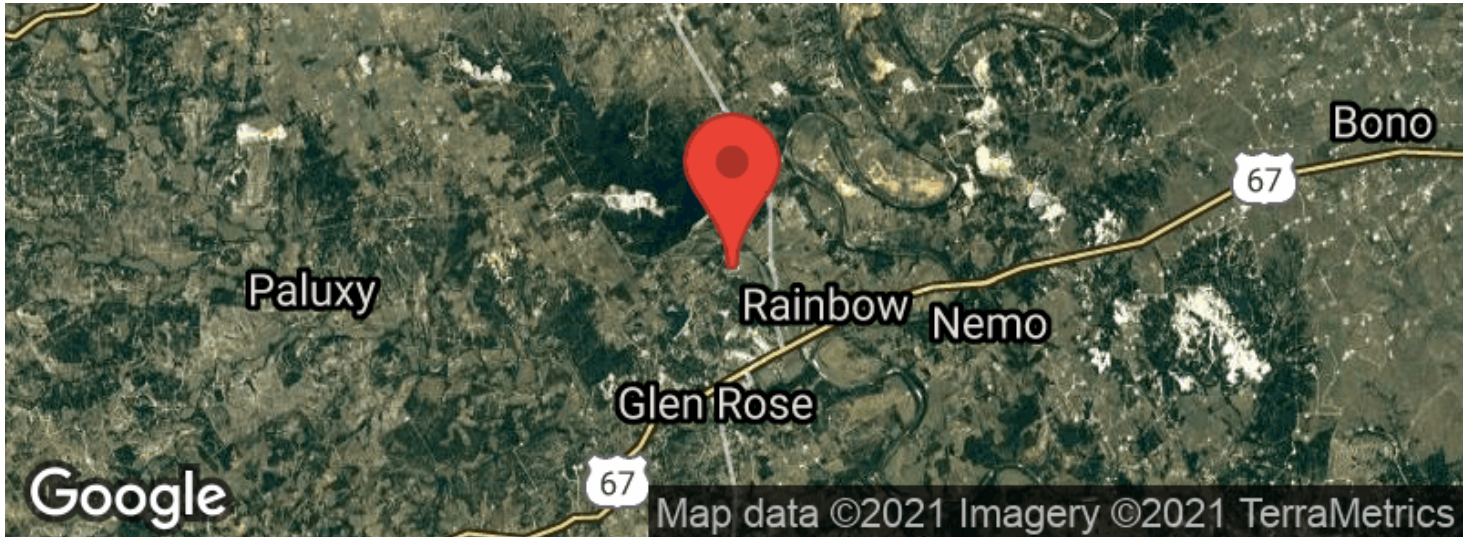
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Kristi Galbraith

Mobile

(817) 917-1413

Email

kristi@mossyoakproperties.com

Address

1016 Hickey Court

City / State / Zip

Granbury, TX, 76049

NOTES



MORE INFO ONLINE:

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Mossy Oak Properties of Texas

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