

324 County Road 4280, Decatur TX
\$340,000



Category: Residential **Type:** Single Family **Orig LP:** \$340,000
Area: 72/2 **Map:** PH/0285/A **Also For Lease:** No **Low:**
Subdv: NA **Plan Dvlpmnt:** **Lst \$ / SqFt:** \$ 202.62
County: Wise **Legal:** A-297 C FRAZIER
Parcel ID: R000006530 **MUD Dst:** No **Unexempt Taxes:** \$
Lot: **Blk:** Multi Prcl: Yes

Bedrooms: 4 **Tot Baths:** 3.0 **Liv Areas:** 1 **Dining Area:** 2 **Story:** 1 **Pool:** No
Fireplaces: 0 **Full Baths:** 3 **Levels-1st:** 2nd: **3rd:** **Bsmt:**
Sec Sys: No **Half Baths:** 0 **Levels-1st:** 2nd: **3rd:** **Bsmt:**

SqFt: 1,678 / Tax **Yr Blt:** 1984 / Preowned **HdcpAm:** No
Gar Spaces: 0 **Gar Size:** 0X0 **# Carport Spaces:** 0 **Cvrd Park:** 4
Acres: 13.460 **Lot Dimen:** **Will Subdiv:** No
Media: 17 / 0 / 0 **PAR:** Y **HOA:** None **HOA Dues:** \$ /

School Dist: DECATUR ISD **Living 1:** 17X13 / 1 **F Dining:** **Mstr BR:** 16X15 / 1
Bus: **Type:** E **Name:** RANN **Breakfast:** **Bedroom 2:** 11X12 / 1
Bus: **Type:** I **Name:** DECATUR **Kitchen:** 9X11 / 1 **Bedroom 3:** 10X10 / 1
Bus: **Type:** M **Name:** DECATUR **Other Rm:** **Bedroom 4:** 11X14 / 1
Bus: **Type:** H **Name:** DECATUR **Utility:** 7X4 / 1 **Other Rm:** **Bedroom 5:**

Housing Type	Workshop	Street/Utilities	Kitchen Other	Assumption Info
Fam/Ranch House	Soil	Asphalt	Walk-in Pantry	Not Assumable
Single Detached	Sandy Loam	Outside City Limits	Utility Room	Proposed Financing
Style of House	Construction	Septic	Dryer Hookup-Elec	Cash
Ranch	Brick	Well	Room for Freezer	Conventional
Traditional	Rock/Stone	Interior Features	Separate Utility Room	Possession
Lot Size/Acreage	Other	Bay Windows	Utility in Kitchen	Closing/Funding
10 Acres to 100 Acres	Foundation	Bed/Bath Features	Washer Hookup	Negotiable
Lot Description	Slab	Jetted Tub	Other	Other
Acreage	Roof	Linen Closet	Flooring	Showing
Horses Permitted	Metal	Separate Shower	Carpet	Combo Lockbox
Lrg. Backyard Grass	Type of Fence	Separate Vanities	Ceramic Tile	Sign on Lot
Pasture	Automatic Gate	Sitting Area in Master	Other	Special
Some Trees	Cross Fenced	Specialty Rooms	Heating/Cooling	
Tank/Pond	Pipe	Other	Central Air-Elec	
Exterior Features	Slick/Smooth Wire	Kitchen Equipment	Other	Energy Efficiency
Arena	Parking/Garage	Dishwasher	Energy Efficiency	Ceiling Fans
Covered Porch(es)	Covered	Disposal	Electric Water Heater	
Guest Quarters	Detached	Freestanding Range- Electric	Special Notes	
Stable/Barn	Oversized	Water Line to Refrigerator	Residential Service Contract	
Storage Building	Other Parking/Garage	Other		

Property Description: COWBOYS AND COWGIRLS! LIGHTED ARENA WITH PRIEFERT CHUTE, BARNS, COVERED PARKING FOR YOUR TRAILERS, VERY NICE 4BR 3BA HOME WITH GARAGE CONVERSION; SHOP WITH VERY WELL DONE 1 BR, 1 BA APT; FISH IN THE STOCKED POND! FENCED AND CROSS FENCED WITH SHEDS; SANDY SOIL; COASTAL GRASS; ALL IN ONE PROPERTY RIGHT HERE IN A GREAT LOCATION.

Directions: FROM DECATUR; SOUTH ON FM 730 ABOUT 3-4 MILES TO CR 4280; TURN RIGHT; GO TO SECOND PROPERTY ON RIGHT; LOOK FOR SIGN;



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THIS INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED