

**FREE  
TAKE ONE**

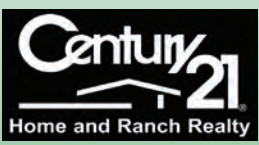
# Land and Home of Texas



**FEBRUARY 2011 Erath & Surrounding Counties VOLUME 6 ISSUE 2**



**BEAUTIFUL 2-STORY, 4/2/2 CUSTOM BRICK HOME WITH ROCK ACCENTS.** Beautiful kitchen with built in appliances, formal dining room, split bedrooms, open living area with WBFP. In ground pool, plenty of room to build a barn for your horses or workshop. Close to town with country space. Call Ricky Caudle for more information. See ad on page 15.



This stunning 3/2 home is the one you have always dreamed of. Almost like new, it offers an open floor plan with a family room with a rock fireplace; a work saver kitchen, dining bar, breakfast area, sun room, and an isolated master suite. Oversized corner lot! Ad page 7.



Great Horse Facility on paved CR 10 minutes from Stephenville! 10 stall barn, large tackroom, feed-room, hay storage and a 4 Horse Covered Equicizer, pipe arena with lights, 5 large turnouts with shelter, RV hook-up and a 3/2 home on 17.7 acres! Call Sissy, see ad page 15.





**473/ 466 PR 1321** – JUST OUTSIDE THE CITY LIMITS OF DUBLIN awaits this 5 acres with lots of Hwy. 377 frontage including 2 homes and a large workshop. \$139,500



**131 Park Dr.** - LOTS OF SPACE in this 3 or 4/1.5/1 brick home. The 4th bedroom is large and could easily be a game or play room. CH/CA, large fenced in backyard, storage building, & within walking distance to Tarleton! \$105,000



**1120 Chamberlin** - What a great location for a cute little 2-1 frame home. Bonus room could be an office or 3rd bedroom. CH/CA, nice kitchen cabinets, appliances, & an attached carport. Perfect for first time home buyer. \$72,000



**929 CR 513- DREAM PLACE!!!** Home revolves around an atrium with a beautiful fountain. Kitchen has lots of cabinets, an island, & walk-in pantry. Timber Hills, 60+ acres, barns, sheds, workshop, RV garage, & a fishing pond. \$750,000



**1075 Lillian-** NICE LARGE HOME! Treeshaded, oversized lot. 5/2.5/2 with wood-burning stove, 2 air units, and a nice shop with a 2 car carport attached. \$159,000

## LARINDA RAY



254-965-7775

**254-965-5419**

2441 NW Loop • Stephenville



**646 Maplewood** – 3/2/2 home is great for entertaining. Oversized covered patio & above ground pool with a deck. Split bedrooms, WBFP, island in kitchen. \$169,000



**4038 CR 392-** HORSE LOVERS LOOK AT THIS! 7 acres of sandy soil has pecan trees and is fenced for horses. 36X51 barn. 2/2/2 brick home, recently updated and is just a few miles out. \$189,000



**1330 Lillian** – 4/3/2 remodeled, great floor plan. Nice sized bedrooms, corner fireplace in den and built-in shelves in office. \$175,000



**1250 Charlotte** – LOTS OF HOUSE FOR THE MONEY HERE!! 3/2/2 brick home, versatile floor plan. 2 living areas, a formal dining room, corner fireplace & great wood deck. \$148,000



**2230 Oaklawn** – Nice 3/2/2 in quiet neighborhood close to schools and park. Updated with new flooring, paint, appliances, & updated baths. Large covered patio, fenced yard, & storage shed. \$139,000



**1424 Glenwood** - IN A NEWER NEIGHBORHOOD you will find this lovely 3/2/2 brick home. Lots of windows, tall ceilings, formal dining, split bedrooms, fenced yard and more! \$178,500



**2565 Phelps** – GREAT LOCATION near schools, shopping, & banking! 3/2/2 brick home, formal living, could be 4th bedroom. Open concept kitchen/den. Fenced yard & sprinkler system. \$119,000



**201 CR 4982** - GREAT HOME AND GREAT LAND!! 5 yr. old 4/2.5/2 rock home with shade trees. Corrals, barn, storage shed are all on this 23 acre tract of coastal. Fenced and ready to go! \$315,000



**469 PR 864 off CR 149 - RIVER FRONTAGE** ranch with bottom land between the North & South Paluxy Rivers, with frontage on both rivers! Cattleman's dream, approx. 150 acres of coastal, pecan trees, barns, roping arena, water wells, & 2 MH's. \$1,454,250



**2693 CR 279-** 3/2/2 home has a large den & kitchen, oversized carport, nice storage building, & 5 acres of sandy soil that would be great for horses! \$140,000



**1203 Prairie Wind** – Just a couple of years old, 3/2/2 brick home with high ceilings, beautiful granite, large master bath with separate Jacuzzi tub. \$209,000



**2603 Jasmine** - 3/2/2 brick home, landscaping, sprinkler system, storage shed. Updated flooring, fresh paint and a WBFP. \$139,500



**910 Lydia** – Corner lot in West Oaks, 4/2.5/2, side entry garage, oversized bedrooms, 2 living & dining areas, and more. \$182,000



**620 Maplewood**-3/2/2 brick home is the open concept & sunroom on back. Wooden privacy fence and sprinkler system. \$169,900



**122 Blue Ribbon** – NEW CONSTRUCTION 3/2/2 brick home with rock accents. Just out of city limits, beautiful cabinets with granite counters, wood floors, split bedrooms, & storage. \$192,500



**1485 Bates** – 3/2/1 brick home. Remodeled. Split bedroom arrangement, big utility room, 1.2 acres, sheds and fenced. \$125,000



**1330 Lydia** - ONE TIME OWNER. 3/3/2 brick home, well maintained, 2 WBFPs, updated kitchen with granite & built-ins. \$179,900



**379 CR 509-** ON PAVEMENT 3/2/2/2 brick home on 11.73 acres. WBFP, remodeled, in-ground pool and a hot tub. The horse barn has 4 stalls, a tack room & is fenced. \$329,500



**3090 Bob White**–Look at this nice 3/2 doublewide on a quiet street. Large lot, workshop, covered patio & recent updates. \$67,000



**2700 W Frey** – OVERSIZED CORNER LOT 3/2/2 brick home. WBFP, split bedrooms, & a workshop that is big enough to park a 3rd vehicle or boat. \$135,000



**833 Preston** - 3/1/1 brick home. Fresh paint, nice flooring, CH/A, shed & fenced backyard. \$79,500



**795 Mockingbird**- This 3/2 brick home has the open concept, split bedrooms, & oversized utility. Updated kitchen with new appliances. Landscaped yard, trees, & chain link fence. \$115,000



**406 Tanglewood** – In Tanglewood Estates is this 3/2 1/2/2 customer built home. Lots of storage, large kitchen, covered patio and covered parking for an RV or motor home. \$345,000



**1420 Sheila** - ESTABLISHED NEIGHBORHOOD 3/2/2 brick home, landscaped, patio, washer/dryer connections, built-ins, and pretty cabinets. \$120,000



**1205 Bowman Ridge**- NEW!!! 4/2/2 brick home with rock accents. Granite kitchen SS built-ins, rock fireplace & wood floors in den, large master bath. \$235,000



**243 Moonlight Trl-** THE CURB APPEAL is here in this 3/2/1 brick home located on a nice corner lot, sprinkler system, chain-link fence, and a metal building. \$114,000



**290 Timberbrook** –Here is a custom 3/2/2 brick home. Skylights, sunken den, sunroom. Nice big workshop/barn combo great for 4H projects on 3.48 acres. \$199,000



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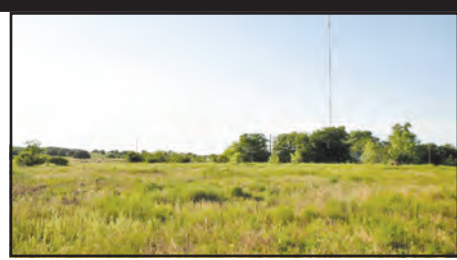
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**2501 Lingleville** - This is a great commercial property location on Lingleville Highway. The property contains six lots with city sewer and water utilities available. Being between two entrances to an established neighborhood, this property is prime for development. Call today for more details. **\$220,000**



**3021 W. Washington** - Zoned B-2 and has frontage on U.S. Hwy 377. Approx. 267 feet deep. 16 inch water main runs along front of the property. The property will be serviced by city sewer across the street. There is an entrance from 377 already in place. Adjoining property may be bought as well. **\$200,000**



**205 E. Grant Town Rd., Mingus, TX** - Looking for some room to spread out? 4-2 on just under an acre. Large den area with fireplace, sunroom, and large utility room. 5 outbuildings, a shop, and greenhouse complete with water and electricity. This peaceful setting is ready for new ownership. **\$125,000**



**320 N. Front St., Strawn, TX** - This home has recently been remodeled and is ready for a new owner. It sits on a large corner lot and comes with the lot to the east. It features a spacious den, central heat and air, and a large bathroom. It is located in the town of Strawn just north of I-20. Come look! **\$65,000**



**2835 Compass Way, Bluff Dale, TX** - This is a beautiful 5 acre tract of land to build your dream home on. The land is elevated providing views that are endless and serene for your next family gathering. It is located in the Mountain Lakes Community in Bluff Dale. Call our office for more information. **\$27,500**



**306 PR 766 Off US 281, Lipan** - 2+ acres with an old mobile home that had tenants and is livable. No value has been placed on the MH. This property is ideal for new construction and has plenty of mature trees. Live in the MH while you build your dream home! More acreage may be negotiated. **\$29,900**

**Call 254-968-2693 today to view these rentals.**



**951 Lincoln** - Need a place for you and your horse?! 2-1 mobile on small acreage just out of city limits. Comes with access to the barn and arena onsite. Rent includes 2 horse stalls. \$500 per month with a \$400 deposit.

**Attention Investors**  
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**940 W. Tarleton** - Clean 1-1 with office or a small two bedroom apartment. Building has been updated and has a coin operated washer and dryer area. Close to TSU. Water, Sewer, and Garbage paid! No Pets. \$475 mo \$400 dep.

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202 N. GRAHAM \$89,900



10885 W IH 20 MILLSAP 2.8 AC. \$99,000



116 GRAFTON \$125,000



490 N GRAHAM 2 BLDGS. \$450,000

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300 Tanglewood Trail. - 4/2.5/2  
 1.43 Ac \$239,900



317 Cactus 3/2/2, Built '08 nice  
 neighborhood \$153,900



3/2 1320 W. McNeil \$115,000



1312 W. McNeil 2/1/ \$96,000



1089 W. Oak 2/1 \$72,500



3/3/2 on 5.3 ac \$249,900



33+ Scenic Acres FM 2481 Road  
 Frontage \$4874 per acre.



2945 CR 258 4/4/2 cp 61+ ac  
 tank, barns, & pens. \$795,000

## LOTS

## COMMERCIAL OPPORTUNITIES

## ACREAGE

## HOMES

1360 W. McNeil, Mature trees  
 58x208 per CAD goes thru to Long  
 St. zoned multi-family \$25,000

2 .01 acres 595 Anchor Way, in  
 Mountain Lakes. \$19,900

.751 ac, located on US Hwy 377  
 \$79,900. Great business location.

2095 W. South Loop. Prime Com-  
 mercial Location. .360 of an acre.  
 Next to the Apple Tree

169 Recreational Acres.. Surrounded  
 by Large Ranches. Call For Details...

2/1 needs TLC 1+ ac, minutes to  
 town REDUCED \$22,500.

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742 McCART 3/2/1 \$94,500



4611 HWY. 108 3/2 .47 AC. \$94,500



500 ROWLAND 3/2/2 \$129,900



1721 SULLY COURT 3/2/2 \$132,000



1787 McCART 3/2/2 \$132,000



2150 CR 276 3/2 12.524 AC. \$139,900



228 CR 340, DUBLIN 4/3 W/CPT 1.4 AC. \$139,900



103 BLUEJAY 3/2/2 \$139,900



1450 MELISSA 3/2/2 \$144,000



695 CR 275 1/1.5 5 AC. \$185,000



117 BEN HOGAN 3/2/2 \$189,900



279 CR 567 3/2/2 1.29 AC. \$199,000



705 MAPLEWOOD 3/2/2 \$199,900



155 BRIDLEPATH 3/2.5/2 .448 AC. \$255,000



425 CR 275 4/2 W/CARPORT \$298,500



270 PR 711 3/2/2 21 AC. \$340,000



2799 THORNHILL 1.9 AC. 4/3/2 \$359,900



562 CR 509 3-2-2 20.85 AC \$365,000



1435 HIGHLAND VIEW 5/4/3 3 AC. \$550,000



2085 PR 1562 4/3/3 36.55 AC. \$575,000



105 BRANDYLANE .517 AC \$32,000



100 BRITAIN CIRCLE .48 AC \$45,000



PR 701 OFF FM 205 19.12 AC. \$68,500



2.8 AC. PLUS RESIDENTIAL LOT \$92,500



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NORTHWEST LOOP 2.480 AC. \$375,000

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**\$133,038**

**23.34 Gorgeous Acres!!!**  
Over 23 acres of beautiful coastal, just waiting for you!  
FREE RECORDED INFO 877-769-5774 ID# 2011



**\$389,000**

**LUXURY PROPERTY!**  
Brick Home, 20 Acres w/ Pipe Corals, Pool, & Horse Facilities!  
FREE RECORDED INFO 877-769-5774 ID# 2012



**\$234,900**

**PRICE REDUCED!**  
Over 7 Acres, Large Home Very Close to Town. Shop & Barn.  
FREE RECORDED INFO 877-769-5774 ID# 2013



**\$359,000**

**DELUXE HORSE PROPERTY!**  
Updated Brick Home, 24 Acres, barns & horse facilities  
FREE RECORDED INFO 877-769-5774 ID# 2018



**\$65,000**

**1/2 ACRE LOT AND LOTS OF UPGRADES!**  
Very Spacious, Wood and Tile Flooring, 4 Bed, 2 min. town  
FREE RECORDED INFO 877-769-5774 ID# 2019



**\$199,500**

**TAKE \$9000 OFF! Through Dec.**  
New Construction! Custom Home With Granite, Tile, and Custom Paint!  
FREE RECORDED INFO 877-769-5774 ID# 2020



**\$97,900**

**9+ BREATHTAKING ACRES!**  
Flat and sandy! Indoor and Outdoor Arenas!  
FREE RECORDED INFO 877-769-5774 ID# 2021



**\$50,000**

**READY TO BUILD**  
5 acres with 30 x 30 shop, well, septic, and tank.  
FREE RECORDED INFO 877-769-5774 ID# 2023



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**Owner Financing Available**

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- New Homes Coming Soon • Multiple Lot Discounts

Free Recorded Information  
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ID# 2014



**\$178,000**

**TAKE \$9000 OFF! Through Dec.**  
New Construction! Custom Home, Open Concept, Beautiful Kitchen!  
FREE RECORDED INFO 877-769-5774 ID# 2024



**\$129,900**

**BEAUTIFUL BRICK HOME!**  
Clean, Updated Brick Home w/ Amazing Custom Tile Work!  
FREE RECORDED INFO 877-769-5774 ID# 2026



**\$234,900**

**ACREAGE CLOSE TO TOWN**  
Great setup w/ Over 46 Ac. Rock Home, barn, pipe fences, & tank!  
FREE RECORDED INFO 877-769-5774 ID# 2027



**\$284,900**

**WONDERFUL HOME!**  
Brick Home with Office! 15+ Ac Cross Fenced, Pond, & Barns!  
FREE RECORDED INFO 877-769-5774 ID# 2028



**\$724,500**

**GREAT HUNTING LAND!**  
322 Acres w/ 5 Stock Tanks, Cultivated Land & Electricity!  
FREE RECORDED INFO 877-769-5774 ID# 2029



**\$84,900**

**COZY AFFORDABLE HOME**  
Charming home! Large lot w/ carport, garage, workshop, & shed!  
FREE RECORDED INFO 877-769-5774 ID# 2030



**\$280,000**

**65 ACRES W/ POSSIBILITIES!**  
Trees, coastal field, native grasses, seasonal creek, & tank.  
FREE RECORDED INFO 877-769-5774 ID# 2031



**\$31,000**

**PRICED TO SELL!**  
2 Acre Lot! Build in the gorgeous Timber Creek Subdivision.  
FREE RECORDED INFO 877-769-5774 ID# 2032

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Cindy Friedrich  
485-9331



Jamie Stockstill  
595-1075



Teresa Kidwell  
485-2862



Krissey Byrd  
592-5112

2441 N.W. Loop  
Stephenville, Texas 76401

## HOMES IN TOWN

**379 LONG-** 2-1 frame, tall ceilings, some hardwood floors, huge shade trees, covered porch, close to downtown and park. \$49,900

**455 N. VIRGINIA-** 3-1 Updates. CH&A. Some hardwood floors & large rooms. \$53,500

**693 N. BARTON-** 2/1/1 frame with an office, fenced yard, & large shade trees. \$59,900

**759 W. TARLETON-** 3-2 home close to TSU. Some hardwood floors. Nice kitchen with updates. Covered porch. \$59,900

**665 E. LONG-** Nice 2-1 home, close to new river walk. Big kitchen. Pretty porch. \$62,500

**1083 W. McNEIL-** 2-1 New paint, carpet, flooring, updated bathroom fixtures. W/D hookups. Large corner lot. \$63,000

**254 W. FREY-** 2-1 Super cute & clean. CH-CA. New flooring, newer roof, utility room. Ref. washer, dryer. \$63,900

**185 W. PARK-** 3-2 Frame on corner lot. CH/A, 2 living areas, nice kitchen. Open. \$65,000

**3090 BOB WHITE-** Look at this nice 3 bedroom 2 bath doublewide mobile home on large lot. \$67,000

**476 W. COLLEGE-** 1-1 Lots of character & charm. Lots of remodeling done -new tile & wood flooring., \$68,500

**1120 N. CHAMERLAIN-** Great location! Cute little 2-1 frame home. Bonus room. \$72,000

**385 S. BELKNAP-** 3-2 Victorian w/ lot of great features. Original hardwood floors & tall ceilings. 1-1 Apt. \$82,000

**1111 N. NEBLETT-** Nice 3-2-2 brick, corner lot with large trees. Large windows, hardwood floors. \$89,900

**742 N. MCCART-** 3-2-1 Too cute!! Frame home completely renovated & updated. New paint, carpet! \$94,500

**889 LYDIA-** 3-2-2 brick, large living room, hardwood floors, good kitchen space, pretty trees, large lot. \$95,000

**1755 BINGHAM-** 3-1.5-1 Very cute & well maintained. Nice living area, new carpeting. Roomy kitchen. \$95,000

**2608 W. FREY-** 3-2-2 Brick home in a nice established neighborhood. Close to schools. Spacious living room. \$95,000

**207 MOONLIGHT TRL-** 3-2-2 brick. A great value! Nice roomy den that opens into dining area. Fenced yard. \$99,900

## CURRENT LISTINGS



**131 PARK DRIVE-** 4-1.5 Lots of space in this brick home. CH/CA, large fenced backyard. Close to TSU. \$105,000

**1490 SHEILA-** 3-2-2 Brick, large den, fireplace, hardwood floors. Large, corner lot, patio. Reduced \$105,900

**1320 MELISSA-** 3-2-1 brick. Large trees, fenced yard, covered patio. Workshop. Great neighborhood. \$107,000

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**243 MOONLIGHT TRL-** 3-2-1 brick on a nice corner lot. Sprinkler system, chain link fence. Metal bldg. \$114,000

**839 N. CHARLOTTE-** 3-2-2 Brooke w/ double car garage in nice established neighborhood. Large tree, chain link fence. \$115,000

**740 W. PECAN-** 4-3 Brick home with metal roof in quiet neighborhood, close to schools. Oversized living. CH/A. \$115,000

**870 N. HARBIN-** Very nice house w/ 3 or 4 bedrooms. Very large living rooms. Updated kitchen. \$115,000

**795 MOCKINGBIRD-** 3-2-2 brick. Great location!! Great home!! Great price!! \$115,000

**2605 HOLLY-** 3-2-2 Brick home close to schools & shopping. Open living arrangement w/ large den, fireplace. \$115,000

**2565 PHELPS-** 3-2-2 Great location next to schools, shopping & banking. Brick home w/ formal living. Fenced yard. \$119,900

**1131 N. NEBLETT-** 3-2 So much charm, space & character! Loads of storage & closets. Formal dining. \$119,900

**1809 SPRUCEWOOD-** 3-1.5-2 Very nice and clean & in a quiet neighborhood. Roomy living room. Fenced back yard. \$119,900

**1420 SHEILA-** 3-2-2 LBrick home in an established neighborhood. Nicely landscaped, covered patio, pretty cabinets. \$120,000

**1485 BATES-** Adorable 3/2/1 brick home sitting on 1.2 acres with sheds/barns. \$125,000

**140 E. LONG-** 3-2 Country cottage style with lots of charm. Modern day features, formal dining. \$125,000

Call 254-965-7775 for more information!

**104 DOUBLEHORN-** Sitting on a hill is this 3/2/2 brick home with large trees. \$125,000

**211 BRENTWOOD-** 3-2-2 brick. Large den w/ vaulted ceiling. Nice kitchen, new paint & floor covering. Split bedrooms. \$129,900

**869 N. CHARLOTTE-** 3-2-2 Large home w/ nice curb appeal. Fresh interior paint. Cozy fireplace. Dining w/ fireplace. \$129,900

**1404 SHEILA-** 3-2 brick home with lots of remodeling done. \$129,900

**500 ROWLAND-** 3-2-2 Very neat & clean brick. Close to shopping and schools. Totally updated. \$129,900

**1721 SULLY COURT-** 3-2-2 Nice home on zero lot line. HOA takes care of front yard. Sprinkler system. Fresh paint. \$132,000

**1787 MCCART-** 3-2-2 Well maintained brick home in quiet subdivision w/ convenient location. Reduced \$132,000

**1223 MOCKINGBIRD-** 4-3 Very nice, clean home in well established neighborhood. Hardwood floors. \$134,900

**2700 W. FREY-** 3-2-2 Brick on oversized corner lot. WBFP. Built in shelving, split bedrooms & workshop. \$135,000

Want to sell? List with Coldwell Banker!

**2230 OAKLAWN DR-** 3-2-2 Nice brick home in a quiet neighborhood close to schools & park. Recently updated. \$139,000

**2603 JASMINE-** This 3 bedroom 2 bath brick is for the picky buyer! \$139,500

**103 BLUE JAY-** 3-2-2 Great brick home on nice tree shaded lot. Really cute & clean. Granite countertops. \$139,900

**960 N. LYDIA-** 4-3-2 Location! Location. Brick close to schools. Large family room & on tree shaded lot. \$139,900

**102 BLUE JAY-** 3-2-2 Cute brick home in a well established neighborhood. Split bedroom arrangement. Fireplace. \$142,500

**1450 MELISSA-** 3-2-2 Versatile floor plan. Formal living-dining area w/ new laminate floors. Spacious family room. \$144,000

**1250 CHARLOTTE-** This 3/2/2 brick home has a great floor plan with 2 living areas. \$148,000

**138 BEN HOGAN-** 3-2-2 Lovely brick home in Golf Country Estates. Cathedral ceiling, rock fireplace, kitchen island. \$149,500

**860 HARBIN-** 3-3-2 Very bright and lovely home on large lot. Beautiful hardwood floors & very large rooms. \$149,000

**308 CACTUS VALLEY-** 3-2-2 in new subdivision. Very nice new home. \$150,000

CONTINUED

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# COLDWELL BANKER PREFERRED PROPERTIES

**1399 ROSE DR.** - Beautifully updated 3-2-2. Open den, fireplace, built-ins. Large master suite. Sunroom. Large trees. \$154,950

**1075 N. LILLIAN-** 5-21/2-2 Close to school and the park! Tree shaded oversized lot. 2 air units. \$159,000

**712 PRAIRIE WIND-** 4-2-2 Large den, fireplace, built-ins, formal dining room, covered patio, beautiful yard. \$162,900

**519 SPRING MEADOW-** 4-2-2 Custom built home built in 1996. Nice kitchen w/ island. Brick storage building. \$165,000

*Call 254-965-7775 for more information!*

**646 MAPLEWOOD DR-** 3-2-2 Nice home great for entertaining! Oversized covered patio & above ground pool. \$169,000

**620 MAPLEWOOD-** 3-2-2 Large living area open into dining area. Kitchen has nice cabinets & island. \$169,900

**1428 GLENWOOD-** 3-2-2, Spacious den & fireplace. Nice kitchen, all appliances, Formal dining area. Sprinkler sys. \$169,900

**640 MAPLEWOOD-** 3-2-2 Very well maintained home in Tanglewood Addition. Fireplace in living room. \$169,000

**1330 N. LILLIAN-** 4-3-2 Nice home! Tastefully remodeled & is a great floor plan. Nice size bedrooms, lots of storage. \$175,000

*Visit [www.ColdwellBankerErath.com](http://www.ColdwellBankerErath.com)*

**1424 GLENWOOD-** In a newer neighborhood is this 3/2/2 brick home. \$178,500

**1012 CHARLOTTE-** IN PRESTIGIOUS WEST OAKS awaits this lovely 3/2/2 brick home. 2 dining areas, sunken den. \$179,500

**1127 PRAIRIE WIND-** 3-2-2 Immaculate home on the golf course. Very nice curb appeal. Beautiful trees. Wood floors. \$179,500

**1330 N. LYDIA-** 4-3-2 One time owner. Extremely well maintained. 2 WBFP – one in master. Updated kitchen. \$179,900

**910 N. LYDIA -** 4-2.5-2 on a corner lot in prestigious West Oaks. Side entry garage. Oversized bedrooms. 2 living areas. \$182,000

**1525 GLENWOOD-** 4-2-2 Great area. Newer home. Split bedrooms, large yard. A must see!! \$183,000

**117 BEN HOGAN-** 3-2-2 Well maintained home on Legends Golf Course. Very open floor plan, sprinkler system. \$189,900

**122 BLUE RIBBON LN-** 3-2-2 brand new brick home is awaiting new owner. \$192,500

*Want to sell? List with Coldwell Banker!*

**740 MAPLEWOOD-** 4-2-2 Beautiful brick-rock home in well established neighborhood. Open concept living. \$199,500

**1312 PRAIRIE WIND-** 4-3-2 Great floor plan. Large living area overlooks nice tree shaded backyard. \$199,900

**705 MAPLEWOOD-** 3-2-2 Extremely well maintained home on large corner lot. Excellent location. Like new! Great price! \$199,900

**1249 ELK RIDGE DR-** 4-21/2-2 Lovely custom built home in nice newer subdivision. Granite throughout. \$205,000

**1203 PRAIRIE WIND-** 3-2-2 Just a couple years old. High ceilings, granite in kitchen. Large master bath. \$209,000

**801 MAPLEWOOD-** 3-2-2 Custom built home in Tanglewood. Formal dining. Split bedrooms. Large backyard. \$216,500

**1205 BOWMAN RIDGE-** 4-2-2 New and ready! Upscale brick w/ rock accents. Granite kitchen & utility. Stainless. \$235,000

**155 BRIDAL PATH-** 3-2.5-2 Corner lot, landscaped w/ sprinkler system. Silestone in kitchen. Office, playroom. \$255,000

**101 HERITAGE WAY-** 3-21/2-2 Outstanding executive home. High ceilings. Rock fireplace, Outstanding kitchen. \$285,000

**785 BLUEBONNET-** 3-2.5-2 Lovely custom built rock-brick in well established neighborhood. High ceilings, open. \$289,900

**307 TANGLEWOOD CIRCLE-** Lovely 4-31/2-2 home, formal living & dining, extra parking area, large corner lot. \$299,900

**404 HERITAGE WAY-** 4-3-2 Executive home in Heritage Hills. Exquisite home w/ beautiful back yard. \$334,000

**406 TANGLEWOOD TRAIL-** 3-21/2-2 Beautiful, custom built home in Tanglewood Estates. Chefs' dream kitchen, \$345,000

**2799 THORNHILL-** 4-3-2 Two+ Ac. 40x60 workshop. Game room, office. Great entertainment home. Reduced. \$359,900

## HOMES ON ACREAGE

**4611 SH 108-** 3-2 w/ carport. .47 acres. Fresh interior & exterior paint. New flooring. New dishwasher. \$94,500

**24519 N US HWY 281-** 4-2 on 3.41 Ac. In good condition & just N. of Morgan Mill. Doublewide, some trees. \$95,000

**1644 CR 195-** 2-2 ON 1.48 AC. Not far out is this 2 or 3 bedroom 2 bath brick home on 1.48 acres. \$139,500

**473 & 466 PR 1321-** 5 Ac with Hwy 377 frontage. 2 homes and large workshop. \$139,500

**2150 CR 276-** 3-2 on 12.52 Ac. Perfect little horse property. Neat & clean DW. \$139,900

**228 CR 340-** 4-3-2 on 1.44 Ac. 3,4, or 5 bedroom outside of town. New carpet and paint. Apartment too. \$139,900

**2693 CR 279-** 3-2 on 5 acres. Very manicured property. Formal dining or office. Large den 7 kitchen. \$140,000

**1030 S. GRAHAM-** 3-2-2 Neat home on 3.24 AC. Convenient area at the edge of town. Vaulted ceiling. \$165,000

**585 CR 568 3-** 21/2 -2on 2.76 Ac. Close in & convenient. Pretty setting, large trees, fenced pasture, workshop. \$169,900

**2523 CR 218-** 2-1.5 ON 40.16 Ac. Nice wooded acreage. Beautiful oak clusters & native pecans. Built 2003. \$185,000

**695 CR 2751-** 1.5-2 on 5 acres. Truly unique barn house. Completely updated. Soaring ceiling. Open floor plan. \$189,000

**675 CR 275-** 1-1.5-2 on 5 Acres. Truly unique barn house. Completely updated. Soaring ceilings. Very open. \$189,000

**4038 CR 392-** 2-2 on 7 Ac. Brick home recently updated just minutes from town. Sandy soil, large pecan trees. \$189,000

**961 DIANA-** 4-3 on 2.12 Ac. 2 living areas. Large open kitchen w/ washed cabinets. Stained etched floors. \$195,000

**290 TIMBERBROOK E-** Close to town awaits this 3/2/2 brick on 3.4 acres \$199,000

**279 CR 567-** 3-2-2 ON 1.29 Ac. Park like setting. Custom built home with detached brick workshop. \$199,000

**8019 CR 176-** 3-2 on 4.18 Ac. Adorable rock home perfect for horses. Open concept, high ceilings, split bedrooms. \$209,900

**1840 E FM 1188-** BLUFF DALE -3-2-2 brick on 3.2 Ac. Landscaped, large trees, fenced for horses, horse barn, workshop. \$250,000

**1395 BEACON LAKE-** MTN LAKES-3-2-2 Custom built home on 1.454 Ac. Gorgeous home. Beautiful view. \$289,900

**11550 S US HWY 377-** Nice 4-3-2 on 8+- ac. Open living area, in-ground pool, separate pasture, barn, more ac available. \$299,900

**425 CR 275-** 4-2 on 10 Acres. 3 year old brick home. Open kitchen-dining area. Isolated master. Barn. \$298,500

**201 CR 4982-** 4-2.5 on 22.97 Ac. Great home d& land. 5 yr. old rock home nestled among large shade trees. \$315,000

**455 TIMBER RIDGE DR-** 4-3-2 on 2 acres. Lovely brick home w/ circular drive. Nice large home w/ high ceilings. \$319,900

**379 CR 509-** 3-2-1-2 Lovely brick home with pool and horse barn on 3.73 acres. \$329,500

**570 CR 711 OFF CR 164-** 21 Ac. Secluded country paradise. Brick w/ spacious family room w/ fireplace. \$340,000

**955 CR 208-** 3-2-3 ON 74.18 Ac. Country retreat! Lots of living space & character. Fireplace, large utility, sunroom. \$360,000

**562 CR 509-** 3-2 on 20.85 Ac. Well maintained home. Very open floor plan, spacious family room w/ cathedral ceiling. \$365,000

**15268 FM 2156-** 3-2-2 on 39.73 Ac. Immaculate home on paved road. Updated, nice den, beautiful kitchen. \$379,900

**CONTINUED**

**254-965-7775**

**[www.ColdwellBankerErath.com](http://www.ColdwellBankerErath.com)**

**877-965-7775**

# COLDWELL BANKER PREFERRED PROPERTIES

**2278 CR 236-** 2-1 ON 100 Ac. 80 Ac can be irrigated. Home redone inside & out. Older barn. \$401,680

**5064 CR 180-** 5-31/2-2 on 21+- Ac. Lovely rock home nestled in beautiful oak trees minutes from town. \$449,900

**17299 S US HWY 281-** Executive 3-3.5 -3 on 10 ac., Spacious, 2 living areas, mother-in-law suite, office, in ground pool, \$450,000

**11550 S. US HWY 377-** 4-3-2 on 34 Acres. Open living area, in-ground pool, separat pastures. Will sell with less ac. \$499,900

**1435 HIGHLAND VIEW-** 5-4-3 on 3+ Ac. Fantastic Austin stone 2 story Texas style home. Great floor plan. Pool \$550,000

**2085 PR 1562-** 4-3-3 on 36.5 Ac. Pool & barn. Completely fenced & cross fenced. Breathtaking views. Tank \$575,000

**929 CR 513-** Show Place deluxe!! 4-3.5-2-2 on 60+ acres is a dream place! \$750,000

## HOMES OUT OF TOWN

**1911 CONRAD HILTON-** CISCO- 2-1 frame. Great location on main street. Corner lot. \$9,900

**212 N. DAVIES-** DUBLIN- 3-1.5 Turn of the century Gingerbread style home. 2 living areas. \$39,900

**709 S. PRESTON-** DE LEON- 3-2-1 Large den, updated kitchen, appliances, corner lot, large trees. \$45,000

**833 PRESTON-** DUBLIN- 3-1-1 Neat and clean brick home. Fresh paint, nice flooring. Garage, storage shed. \$79,500

**1103 ELIZABETH-** GRANBURY- Here is a 3/1.5/2 brick with CH/CA. \$82,500

**125 W. CLINTON-** DUBLIN- 3-2-2 Large brick surrounded by huge shade trees. 2 living & dining areas. \$135,000

**201 OAK-** GORDON- 3-2 Many updates to this cute Victorian. Walls double planks. Wiring updated. \$149,000

**226 SHIRLEY CR-** WEATHERFORD- 3-2-2 Custom built home in Bedinger Place. Priced right. \$149,500

**403 BRAZOS HARBOR-** GRANBURY- Waterfront location in Brazos Harbor! Cute Dutchman home on canal. \$150,000

**914 N. PECAN-** HICO, TX- Lovely 3-2 brick, 2 living areas, large trees, patio, storage-shop bldg. \$154,900

**309 ARMADILLO LN-** GORDON- 2-2 Waterfront property. Mobile in the deep water part of Lake Palo Pinto. Shaded lot. \$175,000

## MINERAL INTEREST

50% of undivided mineral interest only in 114 ac tract east of Stephenville. \$89,000

## LOTS & LAND

**785 BLUE MARLIN-** BLUFF DALE- 2.37 Ac. Mtn Lakes. Great building site! \$25,000

**105 BRANDY LANE-** Nice lot to build your dream house on. Beautiful restricted subdivision. No city taxes. \$35,000

**20743 N US 281-** One half acre with city water and septic. \$38,500

**100 BRITAIN CIRCLE-** Lot. Nice building site and in a convenient location. \$45,000

**TIMBER CREEK PHASE II LOT 5-** 2.06 Acres. Beautiful acreage in restricted subdivision. Close to town. \$45,000

**TIMBER CREEK PHASE I LOT 3-** 2.02 Acres. Beautiful acreage in restricted subdivision. Close to town. \$45,000

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**TIMBER CREEK-** 2+ acres with large hardwoods in the beautiful Timber Creek Development. \$64,900

**0 FM 205-** 19.12 Acres. Small acreage within 5 miles of town on paved road with gorgeous views. \$68,500

**1609 FM 2156-** 36 Acres. Beautiful, lush coastal Bermuda grass. Level land great for building. \$90,000

**PRAIRIE WIND-** 12.88 acres. Great potential. \$92,500

**2290 PR 718-** 15 Ac. Beautiful property to build on. High elevation slopes toward road. \$93,750

**#3 S US HWY 377-** 3.859 Ac +/- with frontage on Hwy 377 & CR 234. Good fences. Comm. or Bldg. site. \$95,000

**US HWY 377 S-** 11+- ac. Great business opportunity, RV park, etc. High traffic count. CR 380 frontage. \$97,900

**0 TENNYSON-** 11.65 Ac. Very peaceful setting only minutes from town. Seclusion & possibilities. \$99,500

**HILL VALLEY DR-** 12.646 Ac. Pretty tract of land w/ some elevation making for great bldg site. \$107,491

**14902 FM 914-** Small acreage, 40.5 ac, pasture land, scattered trees, large oaks, stock pond, good fences, wildlife. \$146,000

**418 N. SERVICE RD I-20 E-** RANGER, TX- 2.5 Acres of prime commercial property. Fenced & small bldg. \$185,000

Call 254-965-7775 for more information!

**CR 435-** DE LEON- 131 Acres. Great productive land w/ recreational interest. 14 Ac lake. 4 tanks. \$393,000

**2278 CR 236-** 100.42 Acres. Lots of county road frontage. Approx 95 ac of improved coastal. \$401,680

**CR 333-** PROCTOR- Location and price are right! About 1 mi from 377.--205 Ac. Wells & ponds-tanks. \$596,849

**4934 CR 264-** 209 acres, woods, wildlife, pastureland, sandy soil, 3 tanks, cross fenced, 1-1 mobile. \$627,000

**FM 2803-** LIPAN- 116 Acres. One of highest points in Erath. Views! Perfect site for your home. Coastal & woods. \$696,000

**469 PR 864 OFF CR 149-** BLUFF DALE- 193.9 Acres. Huge amount of river frontage. 150 Ac coastal. \$1,454,250

## COMMERCIAL

**3105 W WASHINGTON-** In the city limits. City water. Good traffic count. \$19,500

**104 W. LIPAN-** LIPAN- Great commercial location in downtown Lipan on Hwy 4. \$35,000

**234 W. WALNUT-** Commercial lot. Corner lot and is Railroad accessible. \$35,000

**202 N. GRAHAM-** Great commercial building. Offices or lease potential. Great for investor. \$89,000

**10885 W. IH 20-** 2.8 Ac. Good commercial tract of land. Previously equipment yard. Fenced. \$99,000

**116 GRAFTON-DUBLIN-** Rustic & ready to move into. All the work has been done. Updated. \$125,000

**223 COLLEGE-** Great business location. Great possibilities. \$159,500

**PR 912 US 281-** 11+Ac. Great investment property. 3 rental properties. Minutes from town. \$189,900

**21033 N US 281-** MORGAN MILL- 2 houses, storage building, workshop. Great location. \$225,000

**NW LOOP-** 2.48 Ac. Prime commercial building site. Northwest side of town. Convenient. \$375,000

**925 N. GRAHAM-** 2 Commercial buildings. Great location in high profile area w/ high traffic count. \$450,000

**313 MR BUBBLES CARWASH-** GRANBURY- Great commercial location! Hwy 144 S. Income producing. \$749,000

**3130 W WASHINGTON-** Prime commercial location! 11.634 Ac in city limits. \$750,000

Are you ready to find the...  
Home of Your Dreams?



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# LONE STAR REALTY

**1706 West South Loop  
Stephenville, Texas 76401**

[www.lonestarre.com](http://www.lonestarre.com)

**254-918-5700  
Mobile 254-977-4244**

## FEATURED PROPERTIES



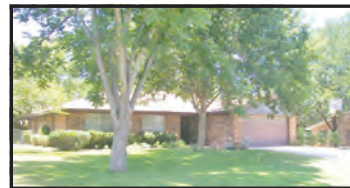
**300 acres. Located at 621 County Rd - Hamilton.** 300 +/- ac, west of Hamilton. High fenced w/ lots of wildlife! Excellent grass, rolling terrain, w/ scattered live oak thickets & pecan bottom, 3 tanks stocked w/ catfish&bass, 2 water wells, 75 ac of cultivation, 27 ac of coastal bermuda, barn & pens. Priced at \$750,000.

MLS# 10886906



**27 acres. Located at 1901 S. Highway 281** Approximately 4 mi. S. of I-20. 27+ ac. with improved grass and stock tank. Lovely Custom Brick home with all the extras! 40x40 metal shop, kitchen & bath. 30x40 3 sided metal barn with working pens. Will sell house, shop & 3 acres (+/-) for \$250,000 Priced at \$299,500.

MLS # 11188504



**1360 N. Lydia - Stephenville.** Great location! Very clean & neat 3-2-2 brick w/ office. Wonderful sunroom, shady fenced back yard with workshop, greenhouse, slab for RV or boat. Open family & dining, fireplace. Nice size bedrooms, great storage. Ex. large master closet. A must see! Priced at \$122,500.

MLS # 11427690



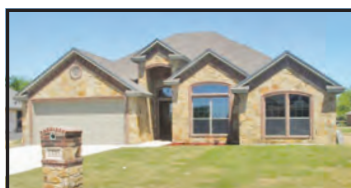
**5.05 acres. Located at 800 Lookout Point - Stephenville.** Wonderful gated horse community in restricted subdivision. Great views, park, pond, riding trails, indoor riding arena and roping arena which includes both calf roping and team roping chutes. HOA common facilities for the Horse Lover. Priced at \$65,000.

MLS # 11321920



**85.70 acres. Located at 2454 FM 205 - Stephenville.** Very nice 3-2-2 brick home w/metal roof, 1 mile from city limits. Updated appliances, tile, carpet, fresh paint & more. Large kitchen, opens to the living room w/ fireplace & formal dining. 40 x 60 Metal barn Priced at \$799,000.

MLS # 11408597



**1335 Harpers Mill Rd. - Stephenville.** New construction in Alexander Ridge subdivision! Custom rock & brick combination . 1800 + sq. ft., 4 bd., or 3 bd. w/office & 2 baths. 10 ft. ceilings, crown molding, granite countertops, energy efficient features and sprinkler system included. Priced at \$178,000.

MLS # 11332795



**4 Woodland - Dublin.** Lovely home! Very clean, updated 3 bd,2 ba. brick at the edge town. Add'l rm. could be a 4th.bd., office or den. 14x8 store rm. 20x25 carport, fenced yard, 12x18 storage bldg w/ elec. Kitchen offers pantry & stainless appliances. Newer roof and ac. unit! Priced at \$119,000.

MLS # 11476414



**Phyllis Tate - Realtor,**  
2004-2010 Multi-Million Dollar Producer  
Cynthia Inman, Broker



Randy Betsill, CEO • Betsill Brothers, Texas, LLC



# Brooks

**ROBBIE HESS**  
254-592-7245

**REAL ESTATE** robbie@brooks-realty.com



Tom Brooks, Broker 2915 W. Washington, Stephenville • 254-965-5051



**1475 W Frey Street** - Investors take notice! Six lots for sale. Zoned R-3 Multiple Family District. Two lots are vacant and the other 4 have homes on them. Great rental properties or build apartments. \$460,000



**1101 E Dodge Street** - 3 bedroom, 1 bath frame home that needs some TLC. Great for the handyman or investor. The property is sold AS IS with no warranties expressed or implied. \$32,900



**1392 County Road 208** - Beautiful 42.75 +/- ac located within 10 miles of Stephenville. Good mix of open areas for grazing with native trees for cover. Owner will convey 100% of owned minerals \$4250/acre.



**1033 County Road 367** - 35+/- acres w/ new windmill, well & fences. Deep tank stocked w/ 100 channel cat. Electricity in place and ready to build your new home. Share it with the deer and turkey. \$235,000

Henry Insurance Agency



**Mike Henry**  
Independent Agent

**968-7038**

495 N. Harbin #4  
Stephenville

henryagency@earthlink.net

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**Ricky Caudle**

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ON 1.896 ACRES. \$259,000**



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**[www.SissyPennington.com](http://www.SissyPennington.com)**



**Scenic Ranch Style home on 68 acres!** 3/3.5 Ranch style home, 1200 sq/ft shop, Coop water, and RV shed and hookup. Escape into the abundance of Oaks, fish from the 2 stocked Tanks, and enjoy the wildlife habitat! Surrounded by larger Ranches and seclusion for privacy. Good sandy soil and excellent fencing. This property is very versatile...15 min Stephenville or 10 min to I-20. \$425,000



**Phenomenal One Of A Kind Ranch in DeLeon on paved road!** Versatile ranch with a little bit of everything... 20 AC lake, 7 AC tank, 8 AC tank all stocked and multiple smaller tanks and some Leon River. 650 acre Ranch has excellent fencing, 2/2 metal bunkhouse and 2,100 sq/ft metal Party Barn with 2 bed 1 bath. Drive thru working pen and workshop too. Excellent sandy soil and Oaks.....Call for details!



**Looking for a Hunting and Recreational Getaway?** 313 acres in Robert Lee...secluded and forgotten about until this last year...Nice elevation change, good pasture country, several water sources which include a new windmill and approx. 8-10 ac newly constructed tank just needs to be filled. 2010 singlewide and 1200 sq/ft shop, plus set of working corrals and small barn. Minerals. \$1,425/Ac.

**463 Acres of Prime Hunting including whitetail and Axis Deer in Melvin, TX...** on Concho/Menard County line. Abundance of Oaks and nicely remodelled ranch house. \$2,150 AC

**AS SEEN ON COVER:** Great Horse Facility, 10 stall barn, arena, 17.7 AC. \$319,000

**Quaint Horse Property 6 miles from town on almost 9 Acres!** 2/1 home, shop, tack room, feed room, 4 stall shedrow barn, arena with lights, and 5 traps! Also has an income producing rental included! Great property for first time buyers. Don't miss this opportunity! \$138,000

# Century 21 Home & Ranch Realty

254-965-5500

J. Bryan Davis, Broker

866-887-2624

936 S Hwy 281

Stephenville, TX 76401



### 3/2 on 5.31 Acres

New tank, fenced and cross fenced. Hico. \$192,000



### 3/2/2 Home, 32+ Acres

Updated Hilltop Home. Dublin. \$235,000



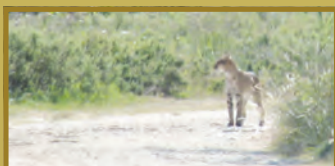
### 42 Acres, Hico

Deep Sandy Soil, Coastal, Tank. \$5,750/ac



### 3/2 Home on 5 Acres

Guest house, pool, barns. Hico. \$245,000



### 46+ Ac, Good Hunting

Lots of Wildlife. Good Coverage. Selden. \$5,495/ac



### 4/2/2 Home 1.896 Acres

2 Story Custom Home, Pool. Stephenville. \$269,000



### Horse Ready 7.5 Acres

3/2/2 Brick Home, Room for Arena, Close to Town \$299,000



### 91+ Acres, Dublin

Cattle Ready, Barn, fenced, tanks, wildlife. \$3,500/ac



### Horse Facility

Horse Set Up, 17+ Acres, arena. 3/2 house. \$319,900



### 3/2/2 Home on 10 Acres

Rock home, barn, pond. Close to town. \$340,000



### 4/3/2 Home on 16 Acres

1 Mile from town Pipe fence, stocked tank. \$399,000



### 3/1/2 Home on 68 Ac

Great Hunting, tanks, barn. N of Stephenville. \$425,000



### 184.04 Ac of Farmland

Irrigated, 5 wells, pecan trees, 2/1 house. Dublin. \$2,400/ac



### 184+ Acres

Good ground, wildlife, Small house, pens. \$2,900/ac



### 2 Homes on 32+ Acres

2 Houses Barns, stalls & sheds. Stephenville \$595,000



### 80 Acre Horse Ranch

Barns, Arena, pens, ponds. 2 BR SW Hico. \$699,000



### 47+ Ac Horse Property

4/2.1 Home, arenas, barns, paddocks, tanks. \$749,000



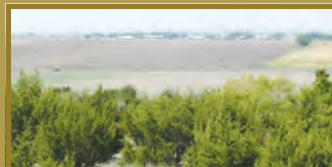
### 314Ac Hunting Property

Lots of wildlife, wooded, canyons & draws. \$2,495/ac



### 4/2/2 on 100 Ac Iredell

Updated home, wildlife, new tank, sandy soil. \$849,000



### 640+ Ac, Hamilton Co.

4 homes, shops, barns and coastal fields. \$1,920,000

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