

Where the fun starts....5,850 square feet of it.

7703 Prairie Creek Lane, Tolar Texas



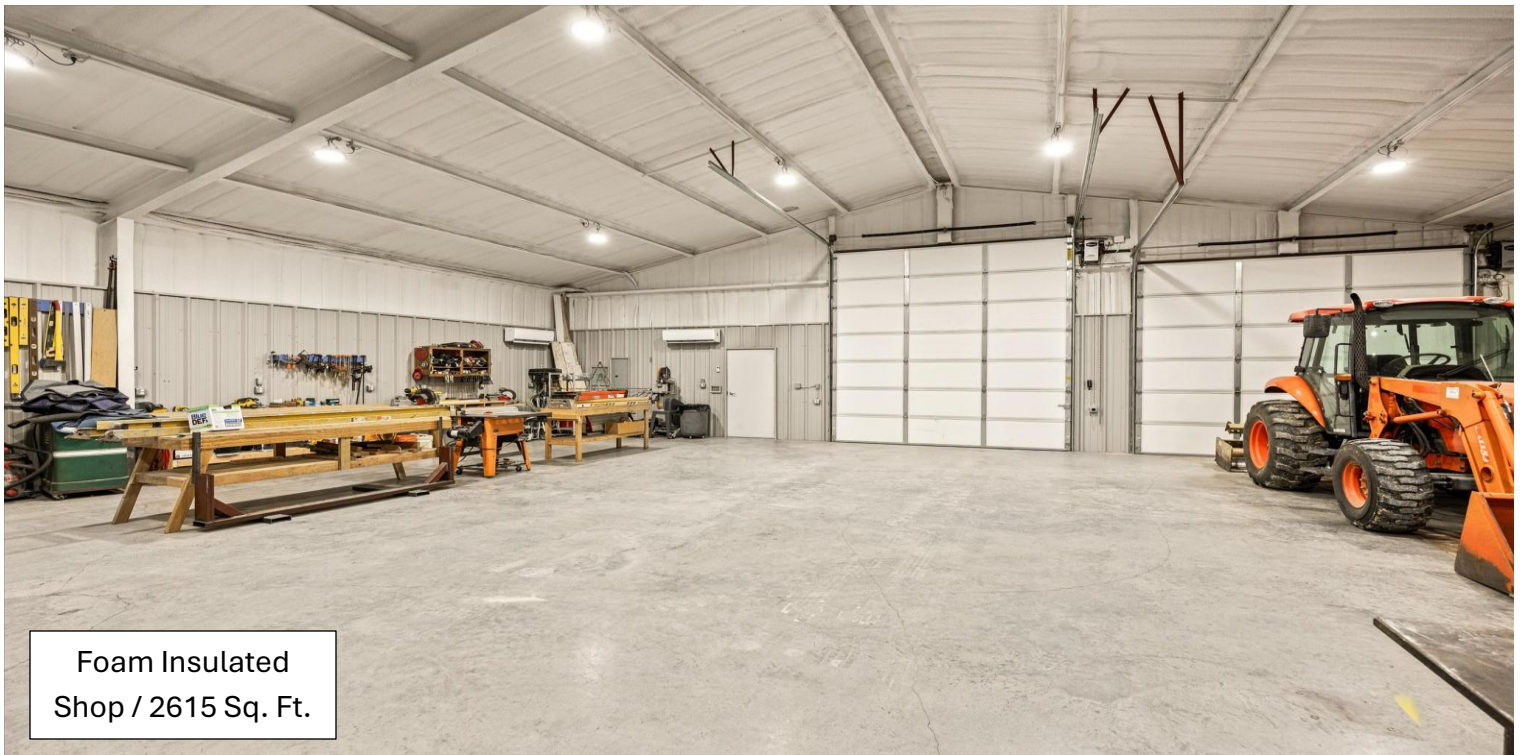
Features

- Living space 1,750 sq. ft.
- Garage 1,485 sq. ft.
- Shop 2,615 sq. ft.
- High Speed Fiber Broadband
- 400 ft. water well
- New septic system
- Propane gas
- (5) Mini Split HVAC for Shop
- 2.29 Acres
- (2) Sliding Steel Gates
- 800 sq. ft. Storage Loft
- RV Storage (Class A)
- Only 15 minutes to Granbury
- Sandy Loam Soil



Steve Haines

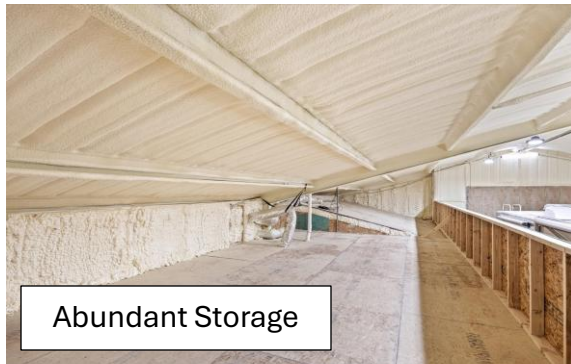
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Foam Insulated
Shop / 2615 Sq. Ft.



Carport / Back Porch



Abundant Storage



Insulated Garage
1,485 Sq. Ft.

BRING ALL OFFERS! One of a kind Barndominium, on a paved highway 15 minutes from downtown Granbury. Are you ready to live your life your way, and with all your toys and equipment? This is a stunning property that is well suited for a multitude of lifestyle needs. Sitting on 2.29 acres in the Tolar area just southwest of Granbury, this property offers the right blend of living space, garage space, and a shop that rivals anything in the Hood County area. Located on a corner of Tx Hwy 51 and Prairie Creek Lane you will enjoy easy entry through two heavily constructed steel sliding gates. Chain link fencing encompasses the entire property with ample room for cross fencing as desired. A 400ft well provides a dependable and ample water supply combined with a completely new conventional septic system so that you will never need to worry about your own private infrastructure. With the addition of on-site power generation, you could easily live "off the grid". HIGH SPEED FIBER BROADBAND is available. Two outbuildings offer additional storage for maintenance equipment and a well house that is also plumbed for an additional washer and dryer. The showstopper is the just under 6,000 square foot steel Barndominium that is fully insulated throughout with spray foam insulation allowing for budget friendly utility bills for this size of enclosure. The shop is climate-controlled utilizing five mini-split units while the living area uses a conventional HVAC system. Garage will accommodate most any size of Class A motorcoach. Now for the best part, the price. Living space 150.00 per sq. Ft., shop/garage \$84.00 per sq. ft., and improved land at \$40,000 per acre. The construction quality of this building is unmatched and can easily accommodate any modifications or additions you might desire. **Seeing is believing, hurry, this property will not last long!**