

**FOR SALE**

**WHEELER CO. SHEEP RANCH AND HOUSE 565**

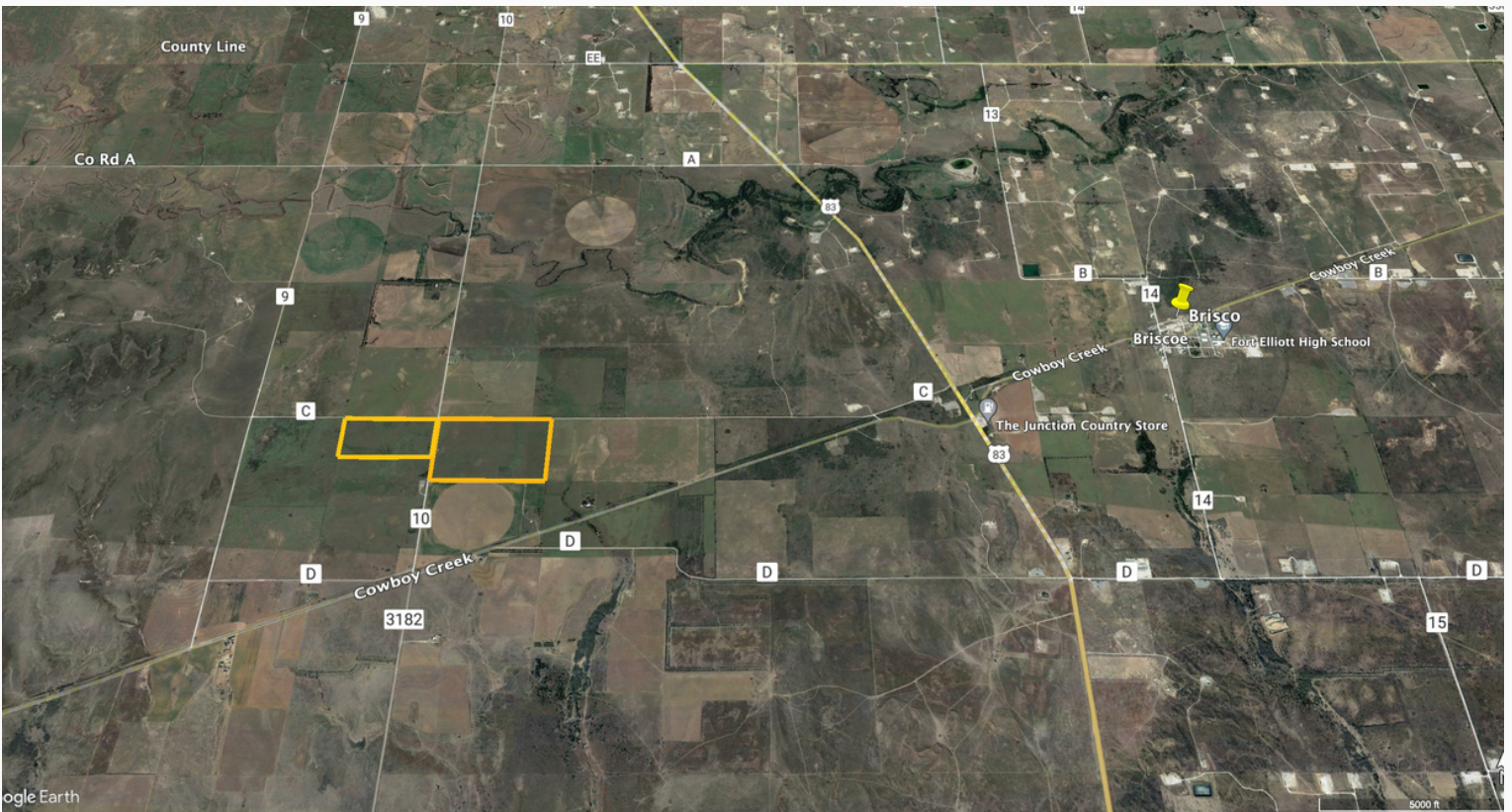
**565 ACRES**

**\$1,350,000**





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### PROPERTY OVERVIEW

## Wheeler Co. Sheep Ranch and House 565

Welcome to country living with this beautiful country home accessed by a tree lined drive. This is a 2,751 SF home with red brick and metal roof. 3 bedroom and 3 bath, the house has a large bonus room with the potential to make into a game room or an extra large bedroom. The owners have installed a new air conditioning unit, new pipe fence around the yard, new furnace, and a new carport.

**AREA:** NW of Wheeler, TX in Wheeler County

**LOCATION:** From Wheeler, TX, drive NW 6 miles on FM 152 to the entrance of the house on the south side of the road. The 2 parcels to the north are 1 mile north of the intersection of highway 3152 and highway 1046 on Co Rd 10.

**ACCESS:** Highway access on FM 152 for the 2 south parcels and the house. County Rd 10 and County Rd C for the 2 north parcels.

#### **PARCELS:**

**PARCEL 1:** 183.18 Acres (House Parcel)

**PARCEL 2:** 141.89 Acres (Highway 152)

**PARCEL 3:** 160 Acres (County Rd 10 East)

**PARCEL 4:** 80 Acres (County Rd 10 West)

**TOTAL ACRES:** 565 Acres

**FENCING:** Parcels 1, 2, and 4 have all new 4x4 net wire perimeter fencing. Parcel 3 has new, 10-strand barbed wire fencing.

**TOPOGRAPHY AND LANDSCAPE:** The land is gently rolling with a good stand native grass.

**WATER:** 3 wells. 1 well located at the house, 1 well on the parcel on FM 152 and 1 well on the Co Rd 10 east parcel. All 3 wells are equipped with submersible pumps.

**RESOURCES:** Water rights and wind rights convey.

**IMPROVEMENTS:** House, barn, shed, shop, horse stalls with alley and loading chute.

**PRICE:** \$1,350,000



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