

2440 County Road 243, Hico, Texas 76457

MLS#: 20085271 [REDACTED]  
 Property Type: Residential

2440 County Road 243 Hico, TX 76457

SubType: Farm/Ranch [REDACTED]



**Also For Lease:** N  
**Subdivision:** ABST A0739 SMITH, WM M HDQTRS  
**County:** Bosque  
**Country:** United States  
**Parcel ID:** [R10613](#)  
**Parcel ID 2:** R37300  
**Lot:** **Block:**  
**Legal:** ABST A0739 SMITH, WM M HDQTRS  
**Unexempt Tx:** [REDACTED]  
**Spcl Tax Auth:** No

**Lst \$/SqFt:** [REDACTED]  
**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** Yes **MUD Dst:** No  
**PID:**

**Beds:** 4 **Tot Bth:** 3 **Liv Area:** 1  
**Fireplc:** 0 **Full Bath:** 3 **Din Area:** 1 **Pool:** No  
**Half Bath:** 0 **Adult Community:** No

**Smart Home App/Pwd:** No

**SqFt:** 2,000/Owner  
**Appraisr:**  
**Yr Built:** 2003/Assessor/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None  
**HOA Mgmt Email:**  
**Access Unit:** Yes

**Hdcp Am:** No **Garage:** No/0  
**Horses?:** Yes **Attch Gar:** No  
**Prop Attached:** Yes **# Carport:** 4  
**Acres:** 26.000 **Cov Prk:** 4  
**Gar Size:**  
**HOA Co:**  
**HOA Website:**  
**AccUnit SF:** **Unit Type:** Guest Quarters

**School Information**

**School Dist:** Hico ISD  
**Elementary:** Hico  
**Primary:**  
**Middle:**  
**Jr High:** Hico  
**High:** Hico  
**Sr High:**

**Rooms**

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	18 x 16 / 1		Dining Room	20 x 10 / 1	Built-in Cabinets
Kitchen	20 x 10 / 1	Kitchen Island	Office	12 x 9 / 1	
Bath-Full	7 x 7 / 1	Solid Surface/Non-Natural Type	Bedroom-Primary	20 x 13 / 1	Walk-in Closet(s)
Bath-Full	7 x 9 / 1	Solid Surface/Non-Natural Type	Utility Room	9 x 7 / 1	Separate Utility Room
Bedroom-2nd Primary	20 x 19 / 1	Separate Shower, Sitting Area in Master, Walk-in Closet(s)	Bath-Full	6 x 9 / 1	Built-in Cabinets, Ensuite Bath
Bedroom	11 x 13 / 1	Split Bedrooms	Bedroom	11 x 13 / 1	Split Bedrooms
Bath-Full	8 x 5 / 1	Built-in Cabinets	Bonus Room	13 x 8 / 1	Built-in Cabinets

**General Information**

**Housing Type:** Farm/Ranch House, Single Detached  
**Style of House:** Traditional  
**Lot Size/Acres:** 10 to < 50 Acres  
**Soil:** Unknown  
**Heating:** Central  
**Roof:** Metal  
**Windows:** Window Coverings  
**Construction:** Rock/Stone, Siding  
**Surface Rights:** All  
**Road Surface:** Asphalt  
**Crops/Grasses:** Native  
**Foundation:** Pillar/Post/Pier, Slab  
**Basement:** No  
**Possession:** Closing/Funding

**Fireplace Type:**  
**Flooring:** Ceramic Tile, Wood  
**Levels:** 2  
**Type of Fence:** Barbed Wire, Wire  
**Cooling:** Central Air  
**Accessible Ft:**  
**Cmplx Appv For:**  
**Patio/Porch:** Covered, Front Porch, Patio  
**Topography:** Level  
**Road Frontage:** County Road  
**Vegetation:** Cleared, Grassed  
**Special Notes:** Aerial Photo  
**Listing Terms:**

**Features**

**Appliances:** Dishwasher, Electric Cooktop, Microwave, Oven-Double, Water Softener  
**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup  
**Interior Feat:** Decorative Lighting, Eat-in Kitchen, Natural Woodwork, Open Floorplan, Walk-In Closet(s)  
**Exterior Feat:** Balcony, Covered Patio/Porch, RV/Boat Parking, Other  
**Park/Garage:** Additional Parking, Circular Driveway, Oversized, RV Carport, Workshop in Garage  
**Street/Utilities:** Septic, Well, No City Services  
**Lot Description:** Acreage, Agricultural, Cleared, Few Trees, Tank/ Pond  
**Proposed Use:** Agricultural, Cattle, Horses, Hunting/Fishing, Livestock, Pasture, Ranch, Residential, Sheep/Goats, Single Family

**Present Use:** Agricultural, Cattle, Grazing, Horses, Hunting/Fishing, Residential, Single Family  
**Other Structures:** Barn(s), Bunk House, Guest House, Outbuilding, Workshop, Workshop w/Electric  
**Dock Permitted:** No **Lake Pump:** No

#### Farm & Ranch Information

**# Residences:** 1 **Pasture Acres:** 25.00 **Crop Retire Prog:**  
**# Tank/Pond:** 1 **Cultivate Acres:** **Aerial Photo Avl:** **Road Frontage:**  
**# Barns:** 2 **Bottom Lnd Acres:** **AG Exemption:** **Wells:** 1

#### Barns Information

**Equipment** - Stalls/Size: 0/60x40  
**Hay Barn** - Stalls/Size: 0/60x40

#### Remarks

**Property Description:** Beautiful 26 Acres between Glen Rose &. Hico easy access to Hwy 67. Remodeled 2 bedroom home has open concept living, kitchen, & dining area. Lower level offers office & master bedroom with ensuite bath, large walk in closet with double laundry areas. Upper level boast 2nd master suite, with walkin closet, bath with natural finishes. Enjoy the beautiful views of entire 26 acres from balcony or lower covered patio. Additional bunk house with 2 bedrooms, full bath & kitchenette. Deep well with updated pressure tank & softener. Property offers two large equipment barns both with electric & 220 service. Center section of one barn has been insulated has roll up door concrete floor for shop area. Hay barn has additional lean-to for vehicles or hay storage. Would be easy conversion to covered stables. Acreage is completely fenced and cross fenced with centrally located tank with liner. Perfect pasture land with all of the creature comfort extras. Don't miss the wild turkey & deer too.  
**Public Driving Directions:** GPS is accurate  
**Private Rmks:** Buyer and Buyers agent to verify all measurements, schools and other information. For additional information and pictures contact listing agent

#### Financial Information

**Loan Type:** Treat As Clear **Bal:** **Payment:**  
**Pmt Type:** **Lender:** **Orig Date:** **2nd Mortg:** No  
**Seller Concessions:**

#### Agent/Office Information

**List Type:** Exclusive Right To Sell

**List Off:** [Re/Max Trinity \(RMT01GB\) \(817\) 596-8000](#)  
**LO Addr:** 4810 E US Hwy 377 Granbury, Texas 76049  
**List Agt:** [Steve Fortner \(0540377\) 817-579-1710](#)  
**LA Email:** [steve@sfortner.com](mailto:steve@sfortner.com)  
**LA Website:**  
**Pref Title Co:** Texas title

**LO Fax:** 817-565-1161 **Brk Lic:** 9012199  
**LO Email:** [tracin@remax.net](mailto:tracin@remax.net)  
**LA Cell:** 817-579-1710 **LA Fax:**  
**LA Othr:** 817-579-1504 **LA/LA2 Texting:** Yes/  
**LO Sprvs:** **Anthony Cole (0574491) 817-870-1600**  
**Location:** 201 E Pearl St Suite B102, Gra (817) 329-1506

#### Showing Information

**Call:** ShowingTime - CSS **Appt:** (817) 858-0055 **Owner Name:** Skidmore  
**Keybox #:** 00000 **Keybox Type:** Blue BT LE **Seller Type:** Standard/Individual  
**Show Instr:**  
**Show Srvc:** ShowingTime  
**Occupancy:** Owner **Open House:**  
**Showing:** ShowingTime-CSS  
**Surveillance Devices Present:** None  
**Consent for Visitors to Record:** Video

Prepared By: Steve Fortner RE/MAX Lake Granbury on 08/01/2024 16:58

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