

Commercial Detail

SubType

Price

MLS number

Bus W/RE

750,000

#####



Legal	Lots 198, 199 & 219, Block 6, Shadybrook East		
Status	Active	Recent Change	New Listing
Exterior	Mixed	I.S.D.	Bullard
LotSqFt	143,531	Acreage	3.29
LandDim	L-Shaped	County	Cherokee
Tax/SCE	\$1,665.00 ('17), AD	Exemptions	None
City	Bullard	Year Built	1980's
Zip	75757	State	TX
X Street	Bandera	Zone	None
StndtFtr	Very successful plant farm business.		

261	Palo Duro Drive		
RoadTyp	Private	Subdiv	Shadybrook
Avl/Pos	@ Closing		

NarrtveDscrptn

A very successful plant farm business, close to Lake Palestine, w/ access to the lake. In addition to the greenhouses there is a 2,355 sq. ft. 2010 manufactured home and a 1,500 sq. ft. shop building. There is also a 240 sq. ft. storage shed. The facility fronts three streets. A qualified prospect will be given access to the business' operating results. Virtually all business equipment, as well as the plant inventory, are included in the sale.

Directions: From the intersection of F.M. 344 & F.M. 346, S. on 346 for 2.6 miles to left into Shadybrook east. Left at the fork and then right onto Palo Duro for .2 mi.

BusName	Dunford Plant	AirPhoto	Yes	#HtgUnits	3	H/C SqFt	2,355.0
BusType	Wholesale	PlnsOnFil	No	A/C Type	Central EI	H/C SF Srce	AD
OrgnzedAs	L.L.C.	Struct#1	Main Home	A/C Cap		PriceOfRE	750,000
YearsInOp	32	Struct#2	Shop Building	#A/CUnits	1	BsInvAvail	Yes
Misc1	Plant Farm	Struct#3	Green Houses	Sprinklrd	No	PrOfBsInv	0
FireDist	No	Struct#4	Storage Shed	Emer Gen	No	BusPPAvl	Yes
PrncipUse	Plant Farm	Struct#5	Propane Tanks	ElcSvcTp	220	PrOfBusPP	0
PrpCndSt	Yes	Struct#6	----	ADA Accs	No	TrdFixAval	Yes
#Buildings	2	Struct#7	----	Sec Sys	Yes	PrOfTrFixt	0
#Stories	1	Struct#8	----	TchReady	Yes	LseExpDate	
Constructn	Steel Fram	Struct#9	----	KitchnFac	Yes	Sublseable	No
Foundatn	Other	Struct#10	----	#MnsRms	1	SgnNoCmp	Yes
ExtWalls	Metal	RoadSurf	Asphalt	#LdsRms	1	FinancIsAv	Yes
Roof	Standing S	NrstUSHw	U.S. 175	#PassElvtr	0	AnnHazIns	900
Floors	Other	NrstIntst	I-20	#FrtElevtr	0	WaterSup	Southern U
ParkingSF	2,000.0	RRAccess	No	#Escalator	0	AvgWater	750
#PrkgSpc	10	TotalSF	4,335.0	Feature#1	Plants	Sewer	Septic
PrkgSurfc	Natural	OfficeSF	200.0	Feature#2	Green Houses	ElecCo	Co-op
CovrdPkg	No	RetailSF	0.0	Feature#3	Propane Tanks	AvgElec	250
#OHDoors	2	WrhseSF	480.0	Feature#4	Shop Building	GasCo	None
OHDrgHgt	8	ManufSF	0.0	Feature#5	Main Home	AvgGas	0
#Docks	0	OtherSF	0.0	Feature#6	----	PhoneCo	CenturyL.
#Ramps	0	WhseClrnc	0.0	Feature#7	----	SanSrvce	Private Ru
Misc2	Home	Fencing	None	Feature#8	----	DeedRestr	Yes
LandSize	3.29 acres	HeatType	Central EI	Easements	Utility	Minerals	All Owned
PlatOnFile	No	HtgCap		EPAIssues	None Known		

Residential Detail

SubType	Beds	Baths	Price	MLS number
Man Hsg	4	2.0	750,000	#####



Legal	Lots 198, 199 & 219, Block 6, Shadybrook East			
Status	Active	Recent Change	New Listing	
Exterior	Wood Composition	I.S.D.	Bullard	
LotSqFt	143,531	Acreage	3.29	
LandDim	L-Shaped	County	Cherokee	
Tax/SCE	\$1,665.00 ('17), AD	Exemptions	None	
City	Bullard	Year Built	1999	
Zip	75757	State	TX	Zone
X Street	Bandera	Htng/Cooling	CE Heat, Elec Air	
StndtFtr	Very spacious home in very good condition.			

261		Palo Duro	
RoadTyp	P	Subdiv	Shadybrook
Avl/Pos	@ Closing		

NarrtveDscrptn

This is a very fine manufactured home dwelling on the plant farm property. For the new owner who wants to reside at the farm this home is excellent. It is in very good condition and quite spacious. It has a woodburning fireplace and a very nice yard in front. The home could also be used as the business office. Being in the Shadybrook Subdivision also gets the owner access to Lake Palestine and other amenities.

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H/C SqFt	2,355.0	FamRoom	No	Water	None	Pool	No
Style	MH-Doub	Den	17' x 16.5'	Range	Yes	SecSys	Yes
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Crpt, Vinyl	Office	No	Oven(s)	Yes	PropTank	Yes
Interior	Sheetrock	Study	14.5' X 10'	HoodVent	Yes	Intercom	No
Foundation	Other	Loft	No	DW	Yes	Grill	No
Roof	Comp Shngl	Laundry	9.5' x 8'	Disposal	No	HOAssoc	Yes
Windows	Single Pane	Breakfast	9' x 7'	Washer	Yes	Dues	600
#Rooms	14	DR	14.5' x 10'	Dryer	Yes	DuesPer	Annual
MasterBR	18.5' x 13.5'	FormallR	15.5' x 14.5'	Compactor	No	WaterSup	Southern Utilis
BR#2	14.5' x 10'	OtherRm	Pantry 8 x 4.5	IceMaker	Yes	AvgWater	50
BR#3	14.5' x 10'	OtherRm	----	Microwave	No	Sewer	Septic
BR#4	13' x 9.5'	OtherRm	----	#CeilFans	7	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	225
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	11.5' x 10'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	7.5' x 5'	Porch	No	Refrig	Yes	PhoneCo	CenturyLin
Bath#3	----	Deck(s)	1,350 sq. ft.	WatSoft	No	CableCo	No
Bath#4	----	Gazebo	11' diameter	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	1,500 sq. ft	AtticFan	No	Builder	Oak Creek Ho
HalfBA#2	----	StorBldg	480 sq. ft.	Antenna	No	RoadSurf	Asphalt
CarStorage	None	Fencing	None	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	Greenhouses	CentVac	No	Minerals	All Owned
Basement	No	Terrain	Level	Jacuzzi	No	Vegetation	Lawn
Attic	No	Views	Neighborhood	HotTub	No	DeedRestr	Yes
		Kitchen	13.5' x 13'				