

**Harrison Real Estate**  
**Raymond Harrison**

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Address: 9459 CR 105, Boling

Legal: Tracts 8, 9, 14, 15 & 16, Lot 1

Style: Ranch

Price: \$439,000

Stories: 2-story

Lot size: 58.8795 acres

Year built: 1911 (per CAD)

Parking: 2-car attached garage

Exterior: Wood

Roof: Composition - 2001

Heating: Central / Electric

Air Conditioning: Central / Electric

Foundation: Pier & Beam

Water/Sewer: Well/Septic

Porch/Patio: Covered Porch

Square Feet: 1,704 – 1<sup>st</sup> floor / 250 – 2<sup>nd</sup> floor

Bedrooms: 2 Bathrooms: 2.5

Living room: Yes

Fireplace: No

Dining room: Yes

Family room: Large open dorm or family room upstairs, No A/C or Heat

Kitchen Appl: Cooktop, Dishwasher, Disposal, Double built-in oven

Interior Walls: Sheetrock /Panel

Laundry: In the house

Fence: Yes

School Dist: Boling

**Comments:** The property consists of irrigated improved pasture land with scattered native pecan trees, fenced and cross fenced to operate a haying and cattle operation. Has beautiful wood floors, updated kitchen – also includes:  
Modular home – 1,600 square feet  
Quonset Barn – 1,500 square feet  
Metal Barn – 420 square feet  
Garage with sheds – 720 square feet  
Storage (tan building) – 600 square feet

6" water well for irrigation, underground irrigation pipe for sprinkler system.