

PROPERTY NOTES | 453 TOWER, 76272

Acres – ± 158.42

Utilities and Services –

- **Electric** – PenTex Energy (940) 759-2211 | One meter serving the home only | Based on the owner's records, electric averages about \$140 per month
- **Water** – Mountain Springs Water Coop (940) 673-2219 | Based on the owner's records, water averages about \$30 per month
- **Propane** – None
- **Septic** – Conventional system | Lateral lines located west of the house
- **Hi-Speed Internet** – Owner using HughesNet, which is a satellite service (855) 213-8969. Nortex Communications (940) 759-2251 fiber is available at the entrance to the property.
- **Garbage** – Private contract
- **Deed Restrictions** – None
- **2025 Property Taxes** – About \$5,000 with exemptions
 - Exemptions – Homestead, Over 65, Ag (Improved pasture and cattle)

Main Home –

- **Approximate square footage** – 3,558 per builder's plan | Covered Porches 1,021sf | Garage 1,050sf
- **Built in** – 2014 per CCAD
- **Current owners the original owners?** – Yes, the home
- **Exterior** – Brick and stone
- **Roof** – Standing seam metal
- **Foundation** – Slab with 80 piers
- **HVAC System** – Two systems with electric heat | Original
- **Water Heaters** – One tank style electric unit | Replaced in 2023

11/21/2025

- **Septic** – Conventional system located on the west side of the house
- **Irrigation** – None
- **Security** – None
- **Living Areas** – 1
- **Dining Areas** – 2
- **Bedrooms** – 4
- **Baths** – 3
- **Specialty Rooms** – Home Office
- **Garage** – Three car

Outbuildings –

- **Main building** – 50 x 100 overall steel construction
 - 40 x 50 enclosed storage area | Concrete slab | No lights or water
| Two 12 x 12 overhead doors | Two pedestrian doors
 - 60 x 50 three-sided shelter for livestock | Dirt base
- **Livestock Barn** – No electricity, but there is a water hydrant on the north side of the pens

Property –

- There are approximately 10 fenced pastures or lots. Some are pipe and others T-posts and barb wire.
- There are 8 ponds (7 Stock Ponds, 1-2.5 Acres). The smaller stock tanks will dry up in droughts.
- There are no known pipeline easements



Exclusions/Conveying –

- Minerals owned by sellers

Any property information given in this pamphlet is provided by the Seller to the best of their knowledge at the time of inclusion. The realtor makes no guarantees or warranties as to the accuracy or completeness of the information and accepts no liability for any inaccuracies or omissions. All information should be verified by the purchaser. All size, square footage and cost representations are approximate and are not guaranteed. The sale offering is made subject to errors, changes in price, prior sale or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed or national origin. Each Keller Williams Realty office is independently owned and operated.

