



Elite Connectors Realty Group

Features of 20801 Post Oak Road Bartlett, Tx 76511

- 38.57 acre property
- Square property (1/4 mile each side)
- Half of the property is Post Oaks
- Half of the property is pasture
- 4 ponds on the property (two are stocked with Hybrid Florida Black Bass, Bluegill and Hybrid minnows)
- Fenced on all 4 sides of the property
- Well house is 14x14x10
- Well is 33' deep ("best well dug in the whole area") per the local drilling company
- Well is connected to a large water softener that is capable of running the barndo AND a house (if looking to build).
- Perfect place to build a house with waterfront views by the ponds.
- The barndo is a total 3,300 sqft
- Living area is 1,125 sqft with the upstairs's loft
- 2 bedroom one bath BUT the 2nd bedroom (downstairs) is designed and set up to be split in half to make it to a 3 bedroom.
- Shop is 1,275 sqft with washer and dryer hookups
- 900 sqft covered parking off the shop
- Both bedrooms and kitchen have 10' ceilings
- Living area have 18'to22' ceilings

- Drive-through shop with 2-14' roll up doors
- An additional 6'x6' roll up for atv/utv
- 3 entry doors to shop
- Barndo is galvalume with burgundy trim
- Interior living is concrete flooring with white mint paint and red cedar trim.
- Neighbors on the East side have 1600 acre high fence property
- South and West side neighbors are big ranches as well with low fence
- Very private and peaceful with only 5 families on the whole road
- Paved main road
- Property Wildlife Includes: Dove, Whitetail, Ducks, Fishing