

* 16515 N. US HWY 281
HICO, TX 76457

4.74 Acres w/ Hwy Frontage

2023 Champion Home (ALL ELECTRIC) (880 sq ft)

* 2B/2B with Covered porch & 10'x12' DECK

* ALL Appliances convey

- Washer/Dryer

- Refrigerator

- Dishwasher

- Electric Stove

* Fencing - 3 Rail Pipe & Barb Wire

* Well - 8'x12' INSULATED (Inspected by Double Heart D Enterprises)

* Storage - 8'x16'

Barn - 30'x40' w/ concrete floor (1200 sq ft)

* 4 Stalls w/ Rubber Mats

(*) Tack Room - 10'x10'

* Feed area

* Vet Stocks

* Wash Rack w/ water heater

* Timer Lights

* Fully insulated walls w/ spray foam ceiling

→ 4 Horse Walker - (Convey) w/ Paved AREA

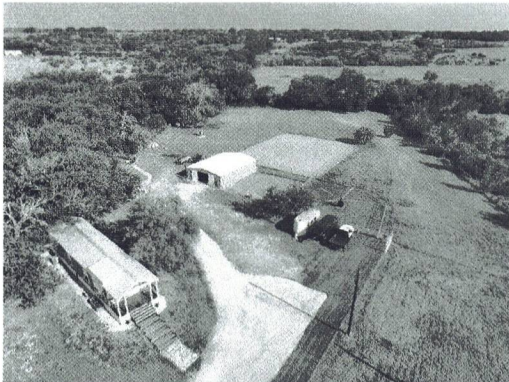
→ 80'x100' ARENA (5'x10' Panels)

16515 N US Highway 281, Hico, Texas 76457

MLS#: 21193017 Expired
Property Type: Residential

16515 N US Highway 281 Hico, TX 76457-8011
SubType: Single Family

LP: \$425,000
OLP: \$449,000



Also For Lease: N Lst \$/SqFt: \$442.71
Subdivision: Andrew Dorsheimer Surv A-205
County: Hamilton Lake Name:
Country: United States Lse MLS#:
Parcel ID: R12300 Plan Dvlpm:
Lot: Block: MultiPrcl: No MUD Dst: No
Legal: 205 A DORSHEIMER 4.74 ACRES
Unexmpt Tx: \$1,224 PID:No

Beds: 2 Tot Bth: 2 Liv Area: 1
Fireplc: 0 Full Bath: 2 Din Area: 1 Pool: No
Half Bath: 0 Adult Community:
Smart Home App/Pwd: No

SqFt: 960/Public Records
Appraiser:
Yr Built: 2023/Assessor
Lot Dimen:
Subdivide?: No
HOA: None
HOA Mgmt Email:

Hdcp Am: No Garage: No
Horses?: Yes Attch Gar:
Prop Attached: Yes # Carport: 0
Acres: 4.740 Cov Prk: 0
Gar Size:
HOA Co:
HOA Website:

School Information

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

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	0 x 0 / 1		Bedroom	0 x 0 / 1	
Living Room	0 x 0 / 1		Dining Room	0 x 0 / 1	

General Information

Housing Type: Single Detached
Lot Size/Acres: 3 to < 5 Acres
Soil: Sandy Loam
Crops/Grasses:
Basement: No
Possession: Closing/Funding
Fireplace Type:
Levels: 1
Type of Fence: Other
Vegetation: Grassed
Listing Terms:

Features

Appliances: Built-in Refrigerator, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Microwave
Interior Feat: Decorative Lighting, High Speed Internet Available, Open Floorplan
Exterior Feat: RV Hookup, Stable/Barn
Park/Garage: Open
Street/Utilities: Septic, Well
Lot Description: Acreage
Other Structures: Arena, Barn(s), Corral(s)
Restrictions: No Restrictions
Other Equipment:

Farm & Ranch Information

Barns: 1 Bottom Lnd Acres: AG Exemption: Wells: 1

Remarks

Property Description: HORSE PROPERTY!!. This 4.77-acre property on Hwy 281 in Hico, Texas, combines a charming tiny home with exceptional horse facilities. The 2023 Champion (Weatherford) home features 2 bedrooms, 2 bathrooms, a welcoming front porch, and a side deck. Inside, you'll find vaulted ceilings with fans, central heat and air, a factory metal roof, and all new appliances. The home is supported by a new septic system installed in October 2024 and includes both an insulated well house with electricity and a separate 8'x16' storage building with power. Equestrian amenities are extensive, starting with a 30'x40' horse barn offering 1,200 square feet of space on a full concrete floor. The barn includes four stalls with rubber mats, a tack room, feed area, vet space with horse stocks, and a hallway with timed lighting. Its reinforced walls are double lined and insulated, while the ceiling has 2" closed-cell foam for comfort and efficiency. Outside, the property features a 40'x40' pipe work pen, an 80'x100' riding arena, and an enclosed 4-horse electric walker. Two large fenced pastures provide turnout options, and the land is fully enclosed with a three-rail pipe

fence along the highway frontage. Adding to the versatility, the property includes two full RV hookups, making it ideal for guests, boarders, or income potential. Conveniently located with highway access, this property is move-in ready and perfectly set up for both comfortable living and serious horse operations.

Public Driving
Directions: 16515 N US Hwy 281

Financial Information

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

Agent/Office Information

CDOM: 21	DOM: 21	LD: 02/27/2026	XD: 08/27/2026
List Type: Exclusive Agency			
List Off:	BLACK REAL ESTATE, LLC (BLK00SV) (254) 796-4178	LO Fax:	Brk Lic: 0748794
LO Addr:	18886 N HWY 281 Hico, Texas 76457	LO Email:	contact@blackrealestatehico.com
List Agt:	Christi Black (0491677) 254-977-4811	LA Cell: 254-977-4811	LA Fax:
LA Email:	cblack@blackrealestatehico.com	LA Othr:	LA/LA2 Texting:
LA Website:	www.blackrealestatehico.com	LO Sprvs: Christi Black (0491677) (254) 796-4178	
Off Web:	www.blackrealestatehico.com		

Showing Information

Call:	Appt:	Owner Name: English
Keybox #: 0	Keybox Type: Combo	Seller Type: Standard/Individual
Show Instr:		
Show Allowed: Yes		
Show Svc: None		
Showing: Occupied, Special		

Prepared By: Bailey Groves Texas Real Estate Twins on 10/06/2026 13:28

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ONLINE ANALYTICS REPORT

STATS FOR THE PERIOD

Sep 18, 2026 - Oct 13, 2026

2085

PROPERTY
VIEWS

2

FAVORITES



80% of visitors viewing your listing
are new visitors

1091 Barton Ranch Road
3 Bedrooms | 2.0 Bathrooms

Report Date: Oct 13, 2026



TOP 10 WEBSITES (past 30 days)

WEBSITE	PROPERTY VIEWS
Zillow.com	1,056
Realtor.com	594
Trulia	104
ntrdd.mlsmatrix.com	103
propertypanorama.com	83
portal.onehome.com	34
HAR.com	5
TOTAL	1,979

TOP 10 CITIES (past 30 days)

CITY	PROPERTY VIEWS
Corona, CA	49
Granbury, TX	23
Cleburne, TX	17
San Antonio, TX	13
Fort Worth, TX	10
Mansfield, TX	9
Keller, TX	7
Glen Rose, TX	7
Arlington, TX	7
Plano, TX	7



BAILEY GROVES

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TEXAS REAL ESTATE TWINS · SELLER UPDATE

1702 Saddle Road, Granbury, TX 76049

Listed July 30, 2026 · ListTrac and MLS data through August 12, 2026 · Prepared for Regan King

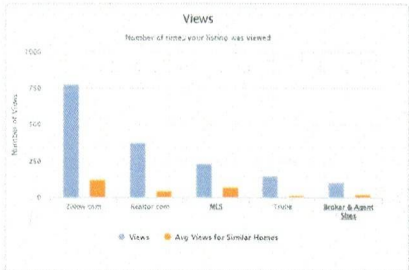
DAYS ON MARKET 13 Median comp: 48 days	LIST PRICE \$235,000 Original price, no reductions	SHOWINGS 5 Includes today at 3:30 PM	ONLINE VIEWS 1,645 ~5.9× the similar-home average
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Thirteen days in, your home is the most-viewed listing in its comparison set by a wide margin — and it's priced **below** the market it's competing against.

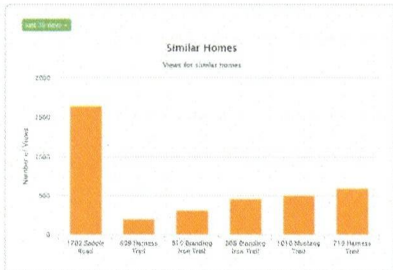
ACTIVITY THIS PERIOD

1,645 views across five portals in 13 days, against roughly 280 for the average similar home — about **5.9×** the benchmark. Zillow drove 775 (vs. 125), Realtor.com 375 (vs. 45), MLS 235 (vs. 70), Trulia 150 (vs. 15), broker and agent sites 110 (vs. 25). Every channel is outperforming, not just one. Traffic peaked at 142 views on launch day and has settled near 45–50 daily — normal decay, high floor.

1,645 views converted into 5 showings — about one per 330 views. When online interest turns into people at the door at that rate, the photos, the price, and the house are all pulling the same direction.



Views by source vs. average for similar homes · ListTrac, last 30 days



Total views vs. comparable nearby listings · ListTrac, last 30 days

WHAT BUYERS ARE SAYING

Three of five showings returned feedback and none of it was negative. Two buyers named something specific they liked — the trees and the lot on one, the kitchen size on the other — and both are still considering. One agent indicated a \$215–220K range: an opening posture at 13 days, not a verdict. Nobody has called the price high. One fixable item: a neighbor's sprinkler head is spraying the west corner of your front yard and leaving a muddy patch.

THE MARKET AROUND US

At **\$187.25 per square foot** you're 5% under the active median of \$197.37 and third-lowest of nine competing listings. Homes above \$200 a foot are sitting — 808 Branding Iron at 148 days, 1010 Mustang at 64. Meanwhile 605 Ranch Rd, 1,251 sq ft and almost identical to yours, went pending immediately at \$215.03 a foot. Your bath count and 0.05-acre lot are the honest reasons you're not priced there.

PROPERTY	STATUS	SQ FT	BD/BA	\$/SQ FT	PRICE	CDOM
1702 Saddle Rd (yours)	Active	1,255	3 / 1.1	\$187.25	\$235,000	13
605 Ranch Rd	Pending	1,251	3 / 2	\$215.03	\$269,000	0
3615 Durango Trl	Contingent	1,300	3 / 2	\$192.31	\$250,000	32
808 Branding Iron Trl	Active	1,200	3 / 2	\$207.50	\$249,000	148
1706 Hitching Post Rd	Sold 8/10 — \$275,000	1,160	3 / 1.1	\$237.07	\$299,000	241

MY RECOMMENDATION

Hold at \$235,000. Reassess September 2.

Nothing here supports a price change, and it isn't close. You're 5% under your competition's median price per foot, pulling nearly three times the traffic of the next-busiest comparable listing, and you've converted that into five showings in thirteen days — in a study where the median home sat 48 days. The listings that need a correction are the ones above you at \$207 and \$231 a foot, not yours. If we hit 30 days with no offer, we revisit September 2.

NEXT STEPS

What I'm doing

- Chasing feedback from Fathom and today's showing — by Aug 14
- Refreshing the Zillow and Realtor.com photo set — week of Aug 17
- Next update to you Aug 26

What I need from you

- Ask the neighbor to redirect the sprinkler head on the west front corner — by Aug 19
- Keep the home showable on short notice; two requests came in same-day
- Confirm your bottom-line number — by Sept 2