

125.18 Acres Recreational Land
TBD CR 3160
Valley Mills, TX 76689

\$1,283,095
125.180± Acres
Bosque County



125.18 Acres Recreational Land
Valley Mills, TX / Bosque County

SUMMARY

Address

TBD CR 3160

City, State Zip

Valley Mills, TX 76689

County

Bosque County

Type

Hunting Land, Recreational Land, Ranches, Undeveloped Land

Latitude / Longitude

31.641885 / -97.527109

Acreage

125.180

Price

\$1,283,095

Property Website

<https://cobbranchproperties.com/property/125-18-acres-recreational-land-bosque-texas/41986>



125.18 Acres Recreational Land Valley Mills, TX / Bosque County

PROPERTY DESCRIPTION

TBD CR 3160 Valley Mills, Texas 76689- Tracts 1 + 2

125.18 Acres just outside of Valley Mills, Texas. This beautiful tract is centrally located 30 minutes from Waco, TX, and 1.5 hours from Dallas/Fort Worth and Austin. Offering the serenity of country life just minutes from modern amenities. This property offers some of the highest elevations in the area. It features a wide range of topography, clusters of oaks, existing water tanks, fantastic building sites, abundant wildlife, and scenic views. The seller has selectively cleaned, cleared, and added a new entrance. This tract has excellent views, elevation change, three tanks, diverse terrain, and large oak trees. It is located just off County Road 3160.

Valley Mills is located an estimated 30 minutes from the famous Magnolia Silos and many other shopping & dining experiences that are popping up all over Waco, Texas. Fun fact - Valley Mills is also where Magnolia Table is filmed, in a beautifully restored building. Downtown Clifton, Texas, is also minutes away, offering Texas' oldest movie theater, the Bosque Art Center, and is also known as the cowboy artist capital of Texas.

Properties are currently agricultural exempt; Heart of Texas Co-op provides power to the area. The properties are located in Valley Mills School District. Some deed restrictions will apply; contact the Broker for more information. Each tract will be surveyed to verify acreage size—the buyer will need to verify utilities. See attached deed restrictions. *Tract 1 +2 Valley Mills

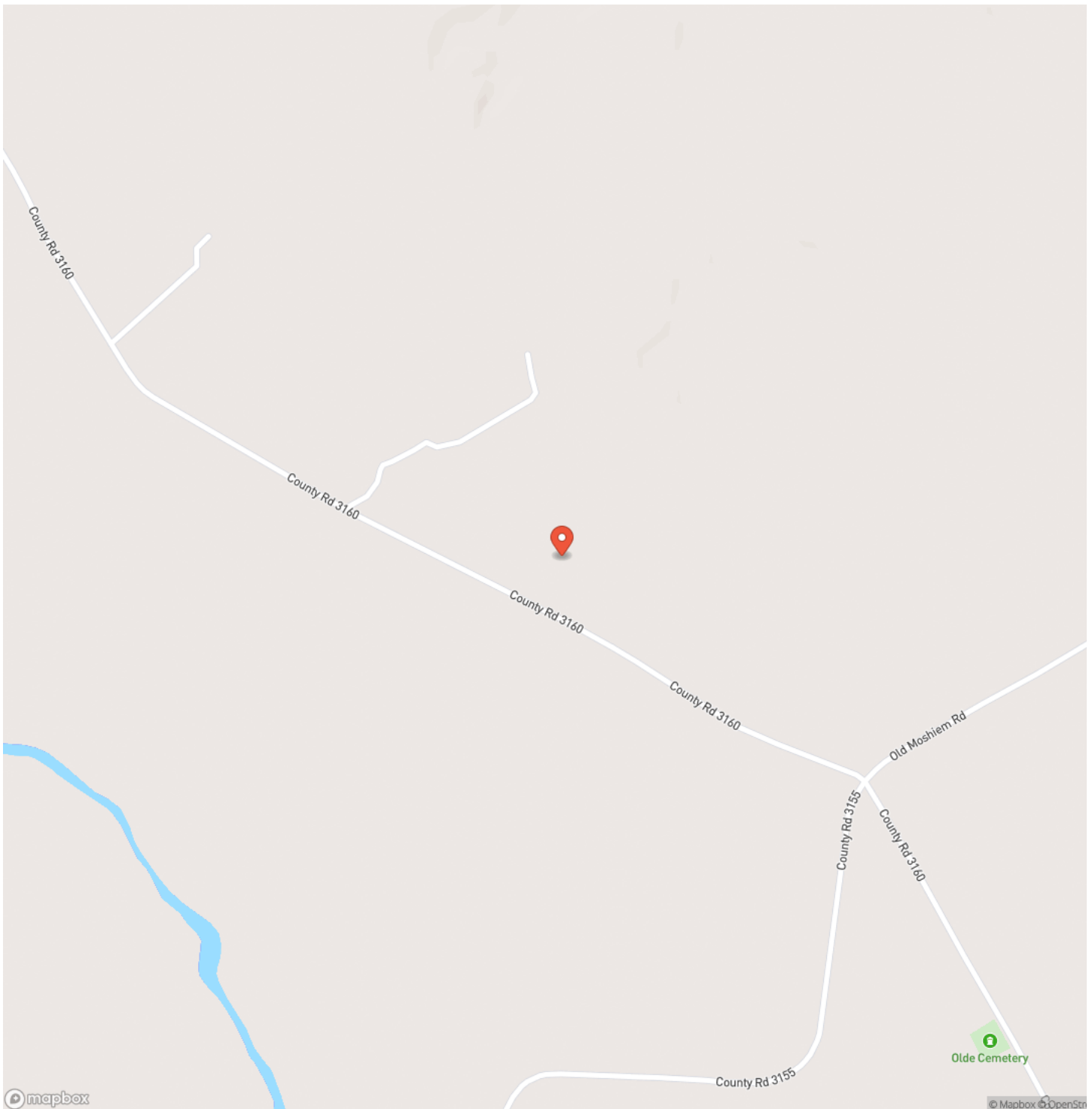
Prospects may be required to provide proof of funds or a letter of qualification before scheduling a showing. Exclusively Listed by Stefanie Cobb ([\(972\) 989-5220](tel:9729895220)) and Tai Cobb-Klam ([\(254\) 253-0157](tel:2542530157)). Cobb Properties strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. *Buyer(s) agent/broker must be identified on first contact and accompany buying prospect on first showing to be allowed the possibility of fee participation. If this condition is not met, fee participation will be at the sole discretion of this firm.



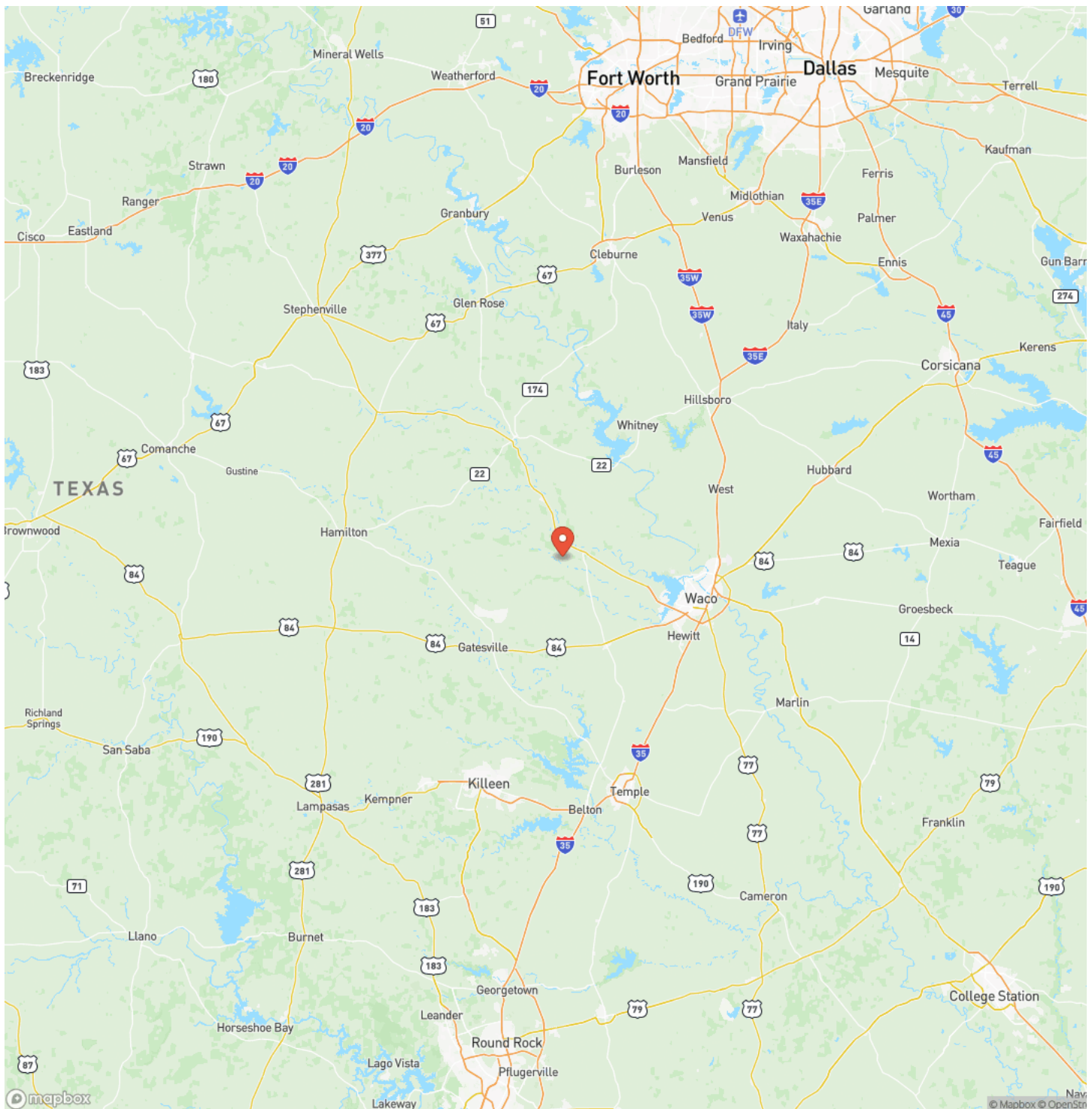
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Locator Map



Locator Map



Satellite Map



125.18 Acres Recreational Land Valley Mills, TX / Bosque County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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MORE INFO ONLINE:

cobbranchproperties.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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