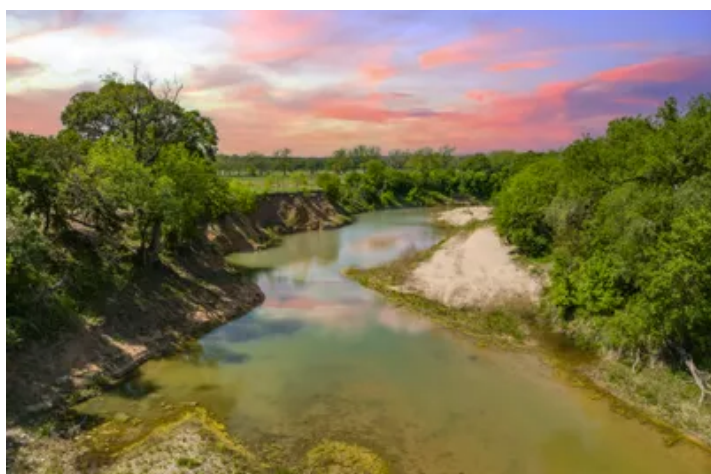


**399.49 Acres Riverfront + Farmland | Highway 6**  
**Frontage**  
**180 S Hwy 6**  
**Valley Mills, TX 76689**

**\$2,995,000**  
**399.490± Acres**  
**Bosque County**





**399.49 Acres Riverfront + Farmland | Highway 6 Frontage**  
**Valley Mills, TX / Bosque County**

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**SUMMARY**

**Address**

180 S Hwy 6

**City, State Zip**

Valley Mills, TX 76689

**County**

Bosque County

**Type**

Recreational Land, Hunting Land, Riverfront, Ranches, Farms

**Latitude / Longitude**

31.663783 / -97.487553

**Dwelling Square Feet**

2070

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

399.490

**Price**

\$2,995,000



## 399.49 Acres Riverfront + Farmland | Highway 6 Frontage Valley Mills, TX / Bosque County

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### **PROPERTY DESCRIPTION**

399.49 Acres of River front property and farmland is for sale on Highway 6 just outside of Waco, Texas

Tract 1 - 250.79 Acres - 180 S Hwy 6 Valley Mills, TX 76689 | Here is your chance to own 1 (+|-) mile of North Bosque River Frontage. The Bosque River is breathtaking; you must see it for yourself! This highly recreational land is located just outside of Valley Mills, Texas, on Highway 6 (approx. 4500 ft. of highway frontage). At the heart of this unique property is a large cluster of native pecan trees. There are scattered live oaks and other hardwoods. The property is a hunter's dream for whitetail deer, dove, turkey, hogs, ducks, and other small game. The original ranch house has three bedrooms + 2 baths, a two-car garage, and is approximately 2070 sq.ft.; other improvements include a barn, cattle working pens, and a City of Valley Mills water meter. This highly desirable recreational and agricultural live water property has ample opportunity!

Tract 2- 148.7 acres located on Highway 6 just outside of Valley Mills, Texas. Approximately .09 miles of Highway 6 frontage! Ready for farmland, grazing, or commercial age. A homestead was once on the property; therefore, the original Childress Creek Water Supply meter is still there.

Valley Mills is 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.

See the floodplain map and restrictions. The FEMA floodplain must be verified. The property is currently agricultural-exempt. There is a pipeline easement (refer to map).

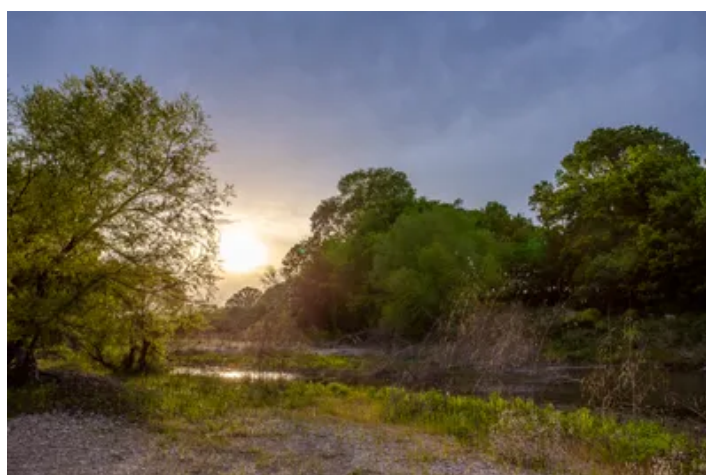
Prospects may be required to provide proof of funds or a letter of qualification before scheduling a showing. Exclusively Listed by Stefanie Cobb ([972\) 989-5220](tel:9729895220) and Tai Cobb-Klam ([254\) 253-0157](tel:2542530157). Cobb Properties strives to represent all properties accurately. All 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 fee participation. If this condition is not met, fee participation will be at the sole discretion of this firm—buyer to verify utilities.



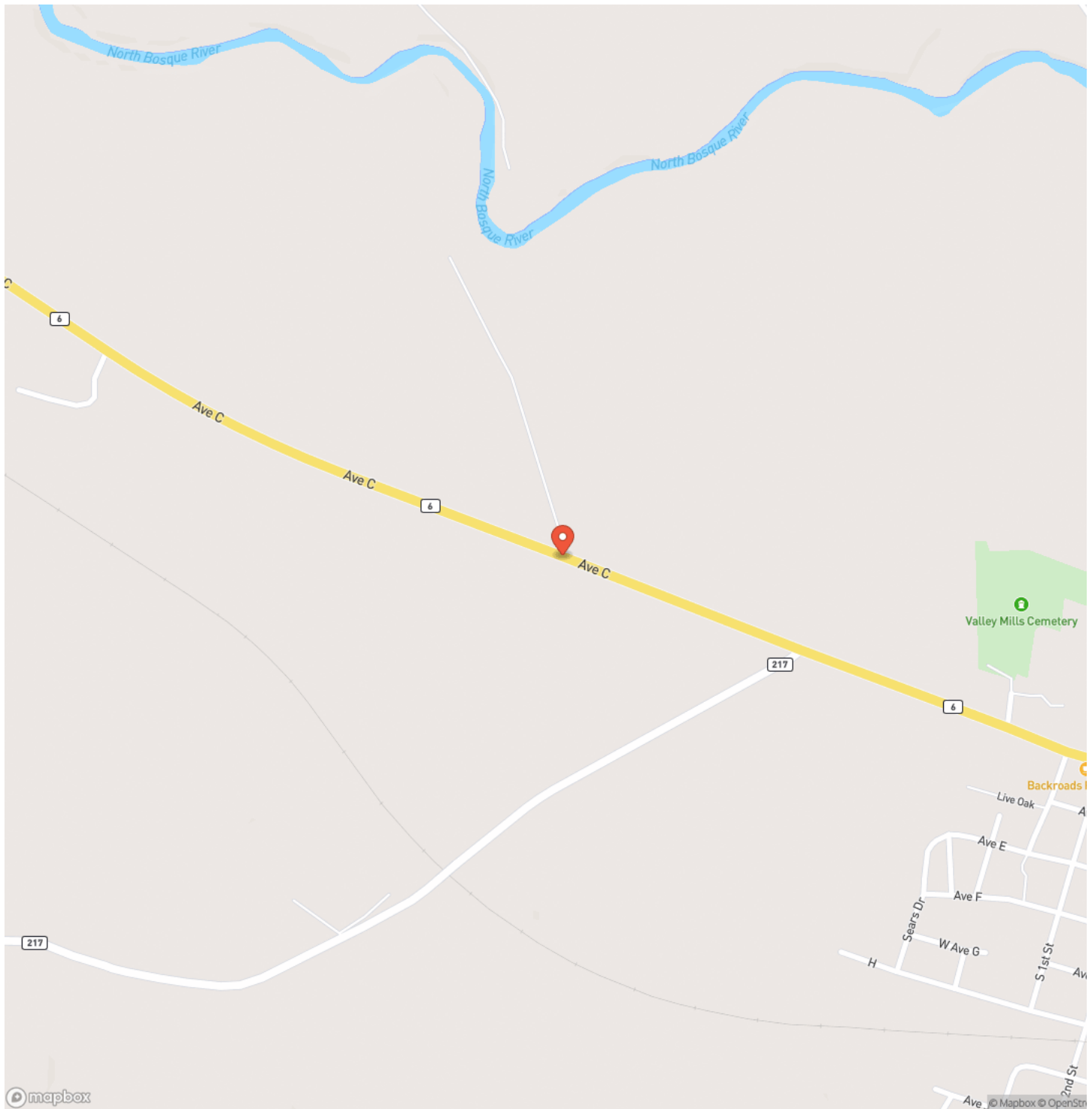


**399.49 Acres Riverfront + Farmland | Highway 6 Frontage**  
**Valley Mills, TX / Bosque County**

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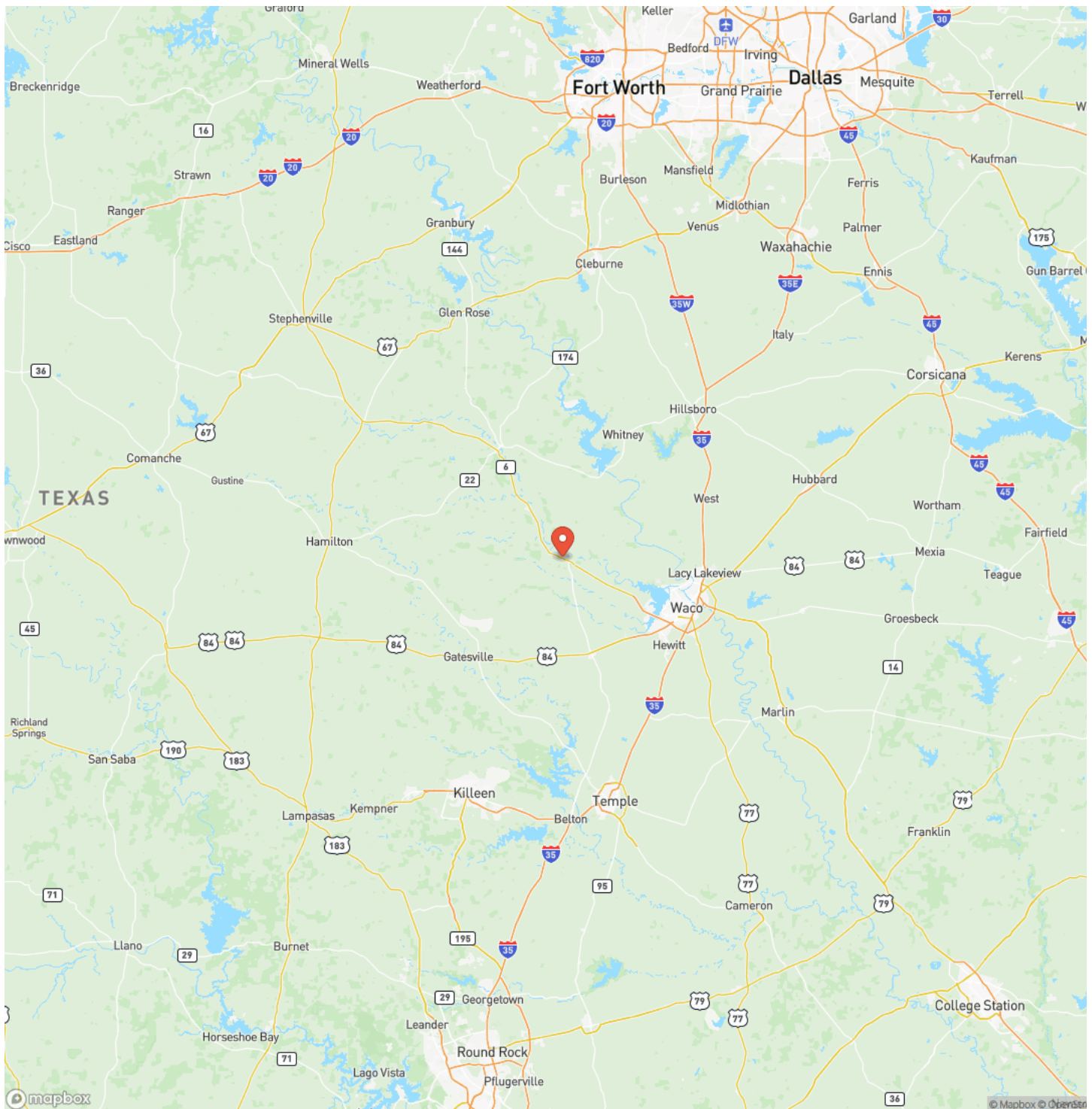


## Locator Map





## Locator Map





## Satellite Map



## 399.49 Acres Riverfront + Farmland | Highway 6 Frontage Valley Mills, TX / Bosque County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tai Cobb Klam

## Mobile

(254) 253-0157

## Email

tai@cobbranchproperties.com

**Address**

PO BOX 165

## City / State / Zip

Cranfills Gap, TX 76637

## NOTES

[illegible]

**MORE INFO ONLINE:**

**cobbranchproperties.com**

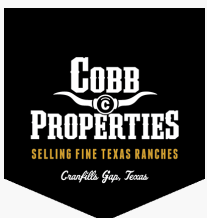


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## **DISCLAIMERS**

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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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