

125 +/- Acres + Bosque County
310 CR 2205
Iredell, TX 76649

\$995,000
125 +/- acres
Bosque County



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Iredell, TX / Bosque County

SUMMARY

Address

310 CR 2205

City, State Zip

Iredell, TX 76649

County

Bosque County

Type

Recreational Land, Residential Property

Latitude / Longitude

31.9151863 / -97.9121168

Bedrooms / Bathrooms

3 / 2

Acreage

125

Price

\$995,000

Property Website

<https://cobbranchproperties.com/property/125-acres-bosque-county-bosque-texas/20460>



PROPERTY DESCRIPTION

125 +/- Acres for Sale in Bosque County off CR 2205, near Iredell & Cranfills Gap, Texas. This property has been clean and cleared and is ready for you to build your dream home in the beautiful Oak trees. There is a 16'x 60' mobile home (perfect for a ranch foreman house) that is 2013 model on the property that has 3 bedrooms/2 baths. The home will be conveyed fully furnished. The HVAC has been updated to a 3.5 ton unit. The ranch has one nice stock tank with wet weather creek, good fences, and native grasses. There is 400 +/- ft. deep water well on the property, with holding tank next to dwelling. There is an existing barn that is over 100 years old with the original working pens. Minerals: The Seller owns a portion of the mineral estate, which may convey with negotiated price.

County Road access on four sides-- could be divided if purchased.

Prospects may be required to provide proof of funds or a letter of qualification prior to scheduling a showing. Exclusively Listed by Stefanie Cobb (972) 989-5220 and Tai Cobb-Klam (254) 253-0157. 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 must 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 sole discretion of this firm.



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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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PO BOX 165

City / State / Zip

Cranfills Gap, TX 76637

NOTES



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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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