

38.34 Acres Undeveloped Land Tract 3 South
Valley Mills, TX 76689

\$310,000
38.340± Acres
Bosque County



**38.34 Acres Undeveloped Land Tract 3 South
Valley Mills, TX / Bosque County**

SUMMARY

Address

TBD CR 3160

City, State Zip

Valley Mills, TX 76689

County

Bosque County

Type

Undeveloped Land, Ranches, Hunting Land

Latitude / Longitude

31.639309 / -97.526341

Acreage

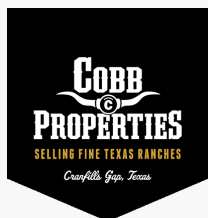
38.340

Price

\$310,000

Property Website

<https://cobbranchproperties.com/property/38-acres-undeveloped-land-tract-3-south-bosque-texas/39217>



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PROPERTY DESCRIPTION

Offering five tracts for recreational, farm, hunting, or residential use. These tracts are centrally located 30 minutes from Waco, TX, and 1.5 hours from Dallas/Fort Worth and Austin.

TRACT 3S- 38 + |- acres located on County Road 3160 just outside Valley Mills, Texas. This tract is partially wooded and has an excellent rolling terrain. BUILD YOUR DREAM HOME! Buyer to verify utilities. See attached deed restrictions.

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.

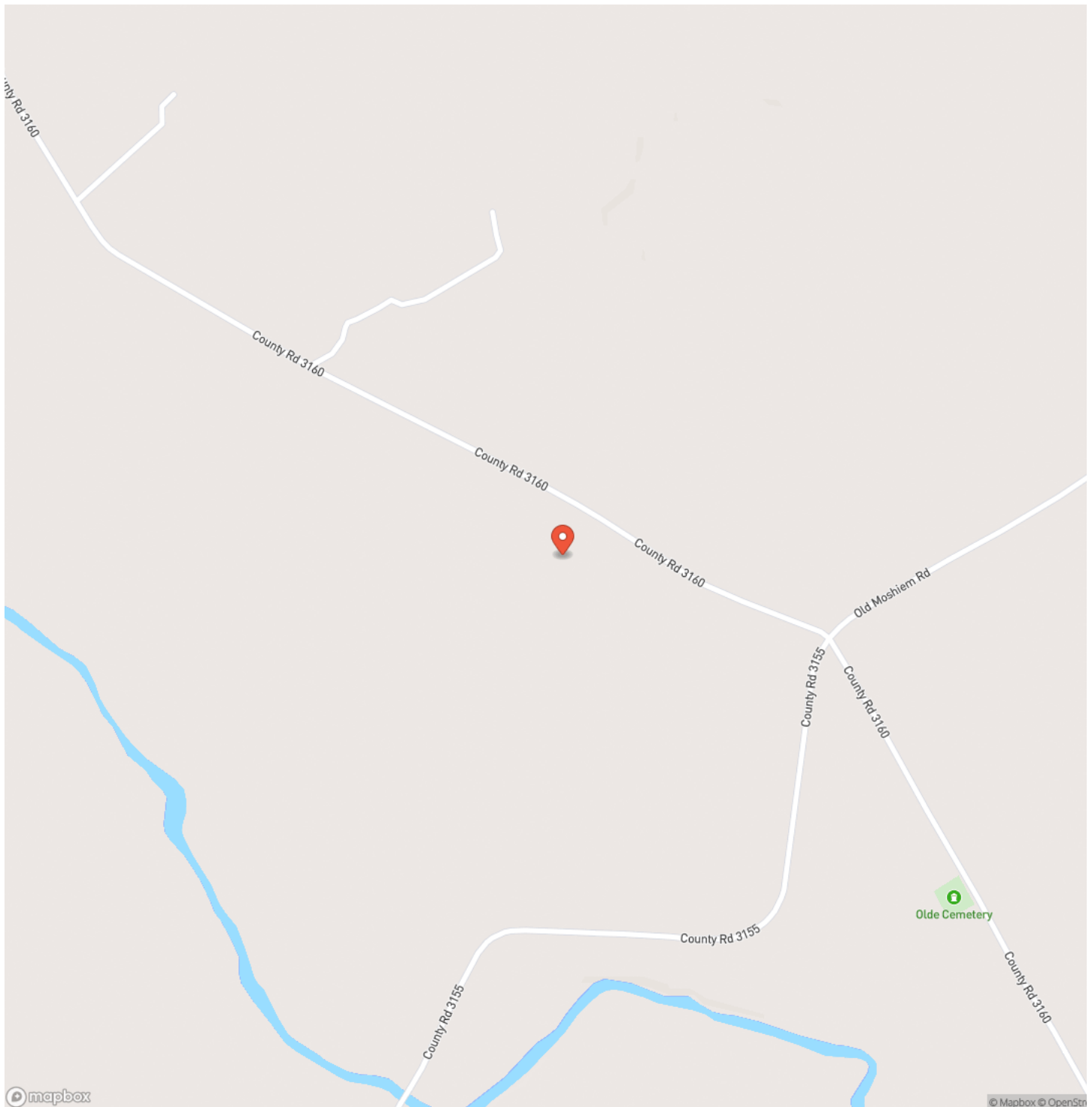
Prospects may be required to provide proof of funds or a letter of qualification before scheduling a showing. Exclusively Listed by Stefanie Cobb ([\(972\) 989-5220](tel:9729895220)) and Tai Cobb-Klam ([\(254\) 253-0157](tel:2542530157)). Cobb Properties strives to represent all properties accurately. 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. Buyer to verify utilities.



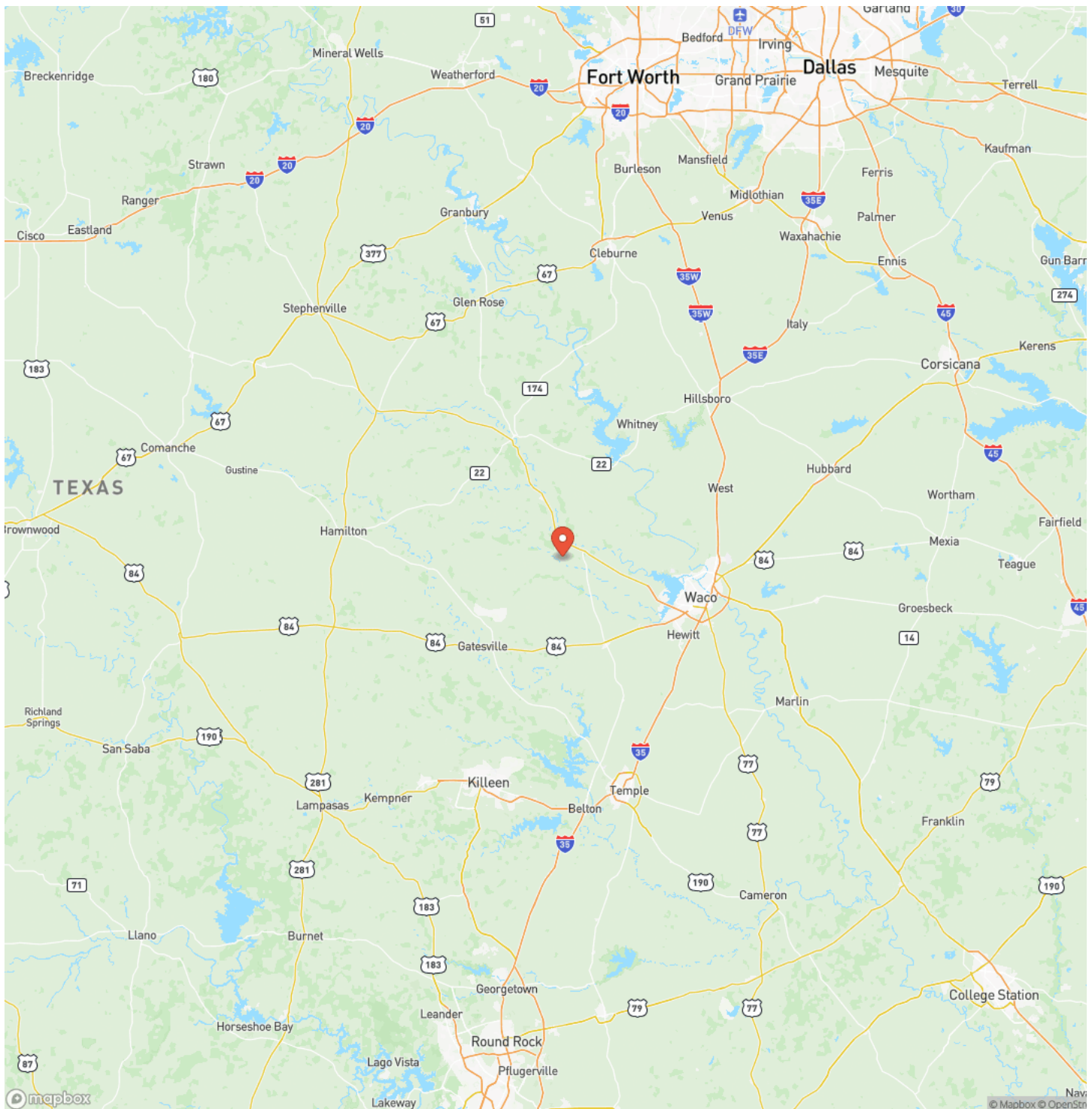
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Locator Map



Locator Map



Satellite Map



38.34 Acres Undeveloped Land Tract 3 South 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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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