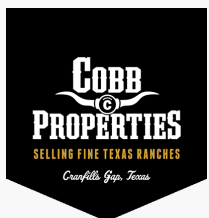


40.54 Acres of Unimproved Ranch & Recreational Land
Tract 1 North
TBD CR 3160
Valley Mills, TX 76689

\$500,000
40.540± Acres
Bosque County



40.54 Acres of Unimproved Ranch & Recreational Land Tract 1 North Valley Mills, TX / Bosque County

SUMMARY

Address

TBD CR 3160

City, State Zip

Valley Mills, TX 76689

County

Bosque County

Type

Recreational Land, Hunting Land, Ranches, Undeveloped Land

Latitude / Longitude

31.642344 / -97.5275

Acreage

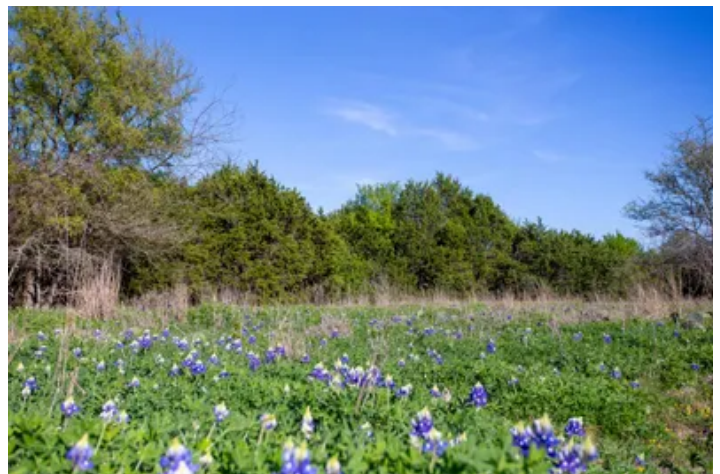
40.540

Price

\$500,000

Property Website

<https://cobbranchproperties.com/property/40-acres-of-unimproved-ranch-&-recreational-land-tract-1-north-bosque-texas/38899>



40.54 Acres of Unimproved Ranch & Recreational Land Tract 1 North Valley Mills, TX / Bosque County

PROPERTY DESCRIPTION

Offering 5 exclusive country properties ranging from 40 +/- Acres to 80 +/- Acres out of a total of 317 acres just outside of Valley Mills, Texas. These beautiful tracts are centrally located 30 minutes from Waco, TX, and 1.5 hours from Dallas/Forth Worth and Austin. Each tract is unique all offering the serenity of country life just minutes from modern amenities. The properties offer some of the highest elevations in the area and feature a wide range of topography-clusters of oaks throughout, existing water tanks, offering amazing building sites, abundant wildlife, and scenic views. Seller will soon begin to selectively clean and clear brush and add entrances to certain tracts.

TRACT 1: 40 +/- Acres-- Tucked off county road 3160 with clusters of oak trees all over the property offering great building sites, 1 tank, native grasses & pasture area making it perfect for horses or hay production, this tract as the original hand dug water well. Seller to provide a \$25,000.00 water well credit.

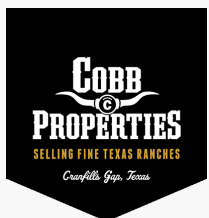
Valley Mills is located an estimated 30 minutes from the famous Magnolia Silos and many other shopping & dining experiences that are popping up all over Waco, Texas. Fun fact - Valley Mills is also where Magnolia table is filmed, in a beautifully restored building. Downtown Clifton, Texas is also minutes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

Properties are currently agricultural exempt; Heart of Texas Co-op provides power to the area. Properties are located in Valley Mills School District. Some deed restrictions will apply, contact Broker for more information. Each tract will be surveyed to verify acreage size. Buyer to verify utilities. See attached deed restrictions.

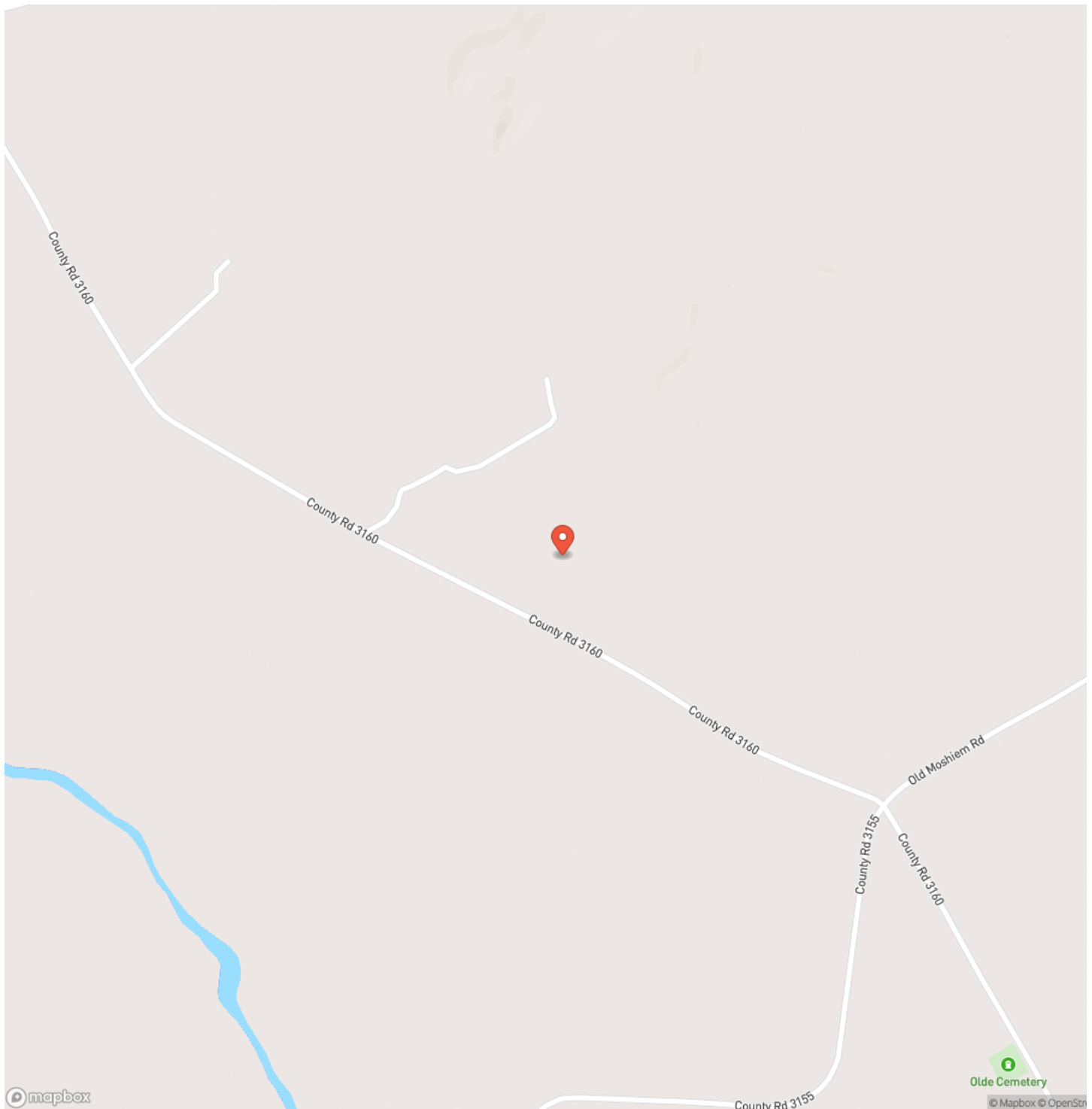
Prospects may be required to provide proof of funds or a letter of qualification prior to scheduling a showing. Exclusively Listed by Stefanie Cobb ([972\) 989-5220](tel:9729895220) and Tai Cobb-Klam ([254\) 253-0157](tel:2542530157). Cobb Properties strives to represent all properties accurately. All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



**40.54 Acres of Unimproved Ranch & Recreational Land Tract 1 North
Valley Mills, TX / Bosque County**

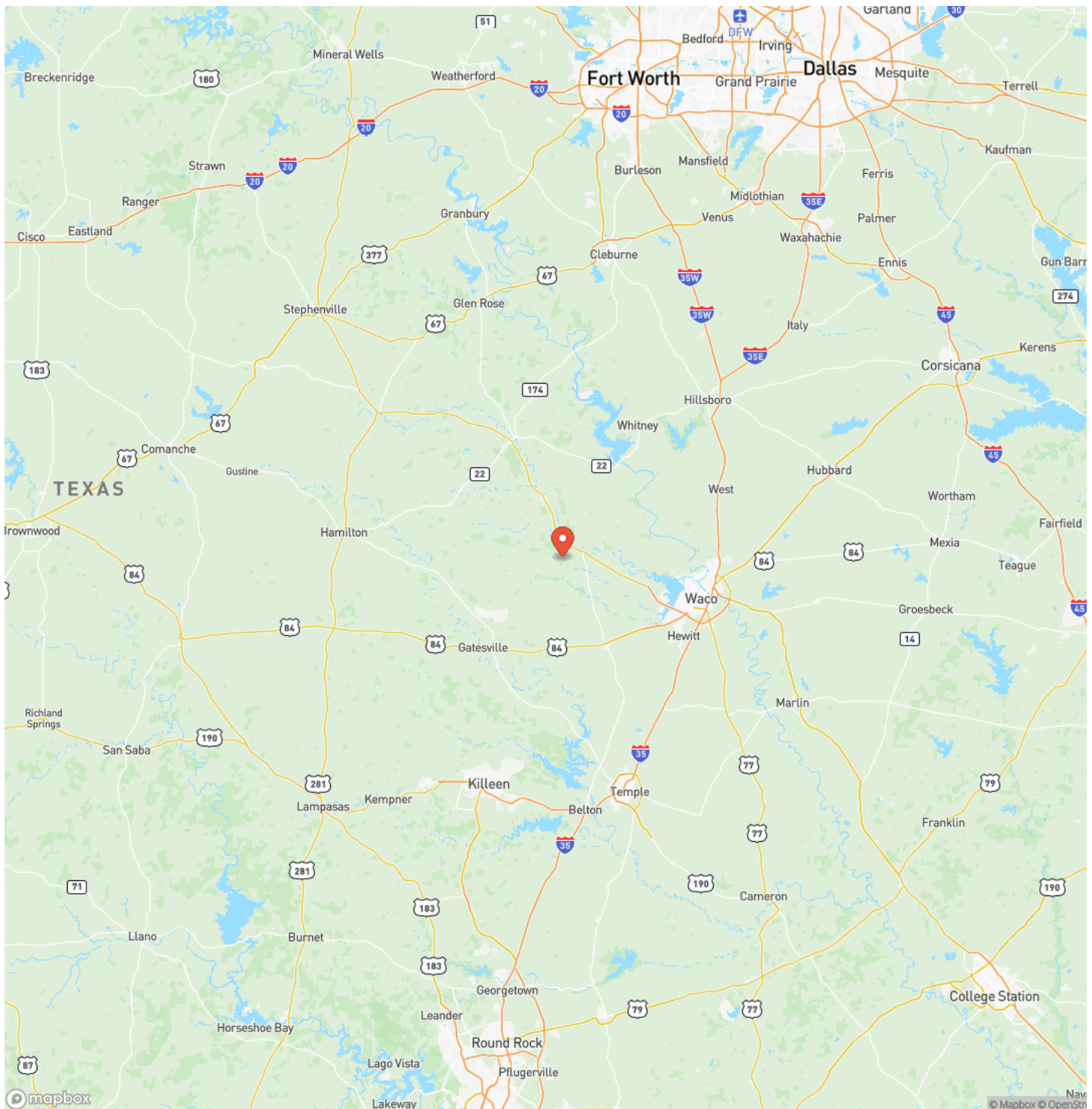


Locator Map



**40.54 Acres of Unimproved Ranch & Recreational Land Tract 1 North
Valley Mills, TX / Bosque County**

Locator Map



40.54 Acres of Unimproved Ranch & Recreational Land Tract 1 North
Valley Mills, TX / Bosque County

Satellite Map



40.54 Acres of Unimproved Ranch & Recreational Land Tract 1 North 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



MORE INFO ONLINE:

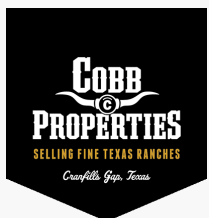
cobbranchproperties.com

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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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