

**Dorman Estate 58.83 Acres**  
1561 FM 2490  
Valley Mills, TX 76689

**\$985,500**  
58.830± Acres  
Bosque County





**Dorman Estate 58.83 Acres**  
**Valley Mills, TX / Bosque County**

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**SUMMARY**

**Address**

1561 FM 2490

**City, State Zip**

Valley Mills, TX 76689

**County**

Bosque County

**Type**

Recreational Land, Ranches, Hunting Land

**Latitude / Longitude**

31.746136 / -97.459625

**Taxes (Annually)**

800

**Dwelling Square Feet**

1900

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

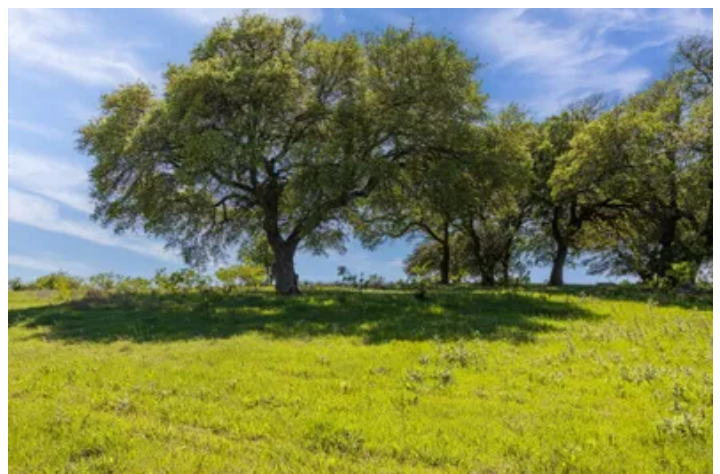
58.830

**Price**

\$985,500

**Property Website**

<https://cobbranchproperties.com/property/dorman-estate-58-83-acres-bosque-texas/54146/>



## **Dorman Estate 58.83 Acres**

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#### **PROPERTY DESCRIPTION**

Endless Possibilities: 58 Acres of Countryside with Brick Home

Imagine owning 58.83 stunning acres in the historic Greenock community of southern Bosque County, just 4 miles from McLennan County and located in the Valley Mills ISD. Nestled within the century-old Dorman Ranch, this property offers the ideal blend of tranquil country living and convenient access to Waco.

Surrounded by thousands of acres of private land, the landscape is rugged and scenic, featuring a spring-fed pond and a seasonal creek flowing through the property. Agricultural exemption adds value, making this an excellent investment. The rolling terrain includes 2,700 feet of creek that feeds into a picturesque one-acre pond, all framed by majestic oak trees. With an 80-foot elevation change and 2,800 feet of highway frontage, this land offers both natural beauty and easy accessibility.

The original ranch house, built in 1960, is a 3-bedroom, 2-bathroom brick ranch-style home offering 1,900 sq. ft. of potential (see floor plan for room dimensions). Additional structures include a 1,200 sq. ft. shop and a massive 5,000 sq. ft. equipment storage shed. Water service is provided by Cross Country Water Supply.

Don't miss the chance to own this piece of Texas countryside with endless possibilities!

Other Improvements: Updated electrical, HVAC, water heater, and the roof are under five years old. The flooring throughout the home is believed to be hardwood under the current flooring. Custom windows are less than 10 years old.

This property has immense potential and is waiting for the right buyer to make it their own!

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.



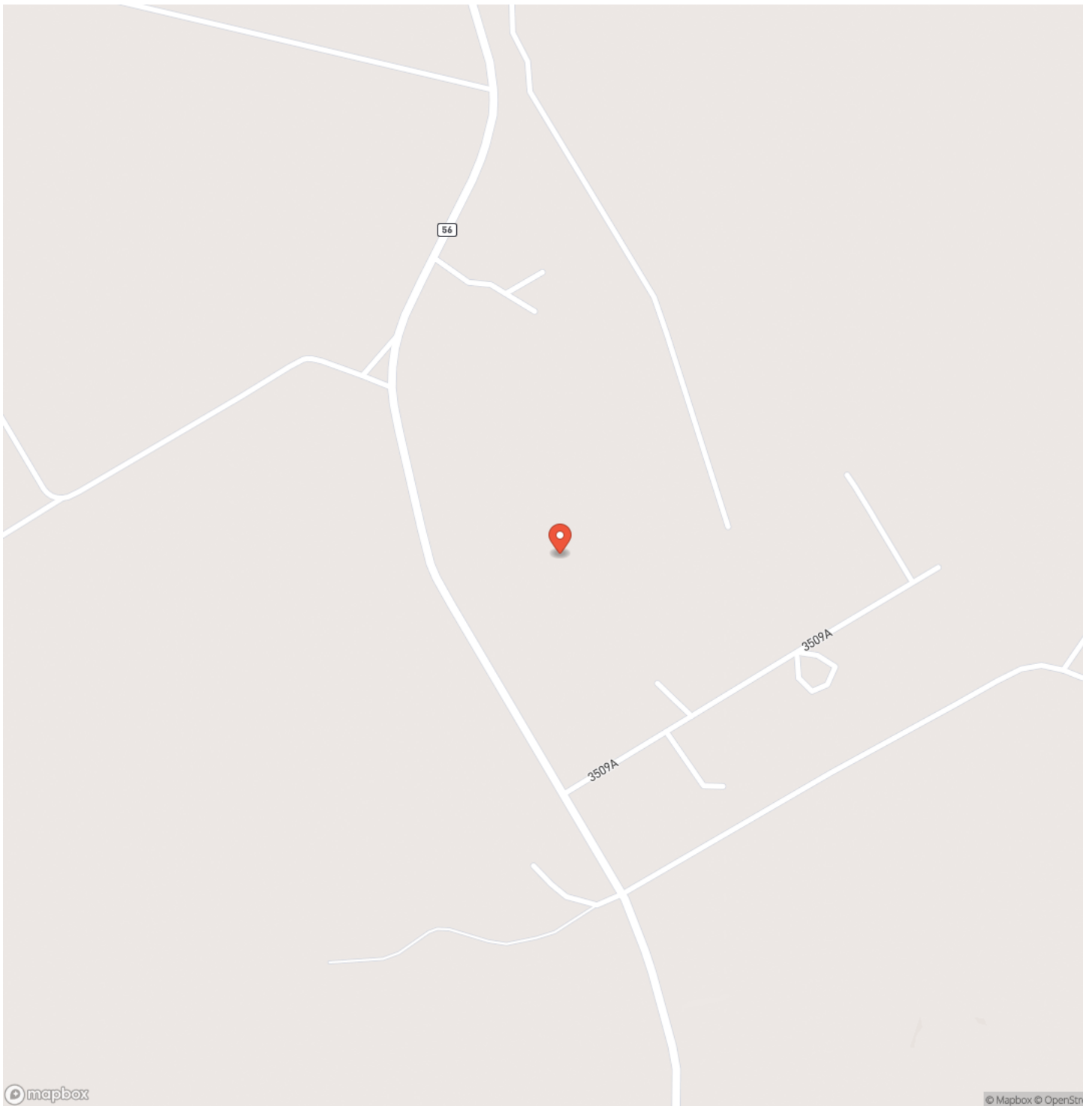


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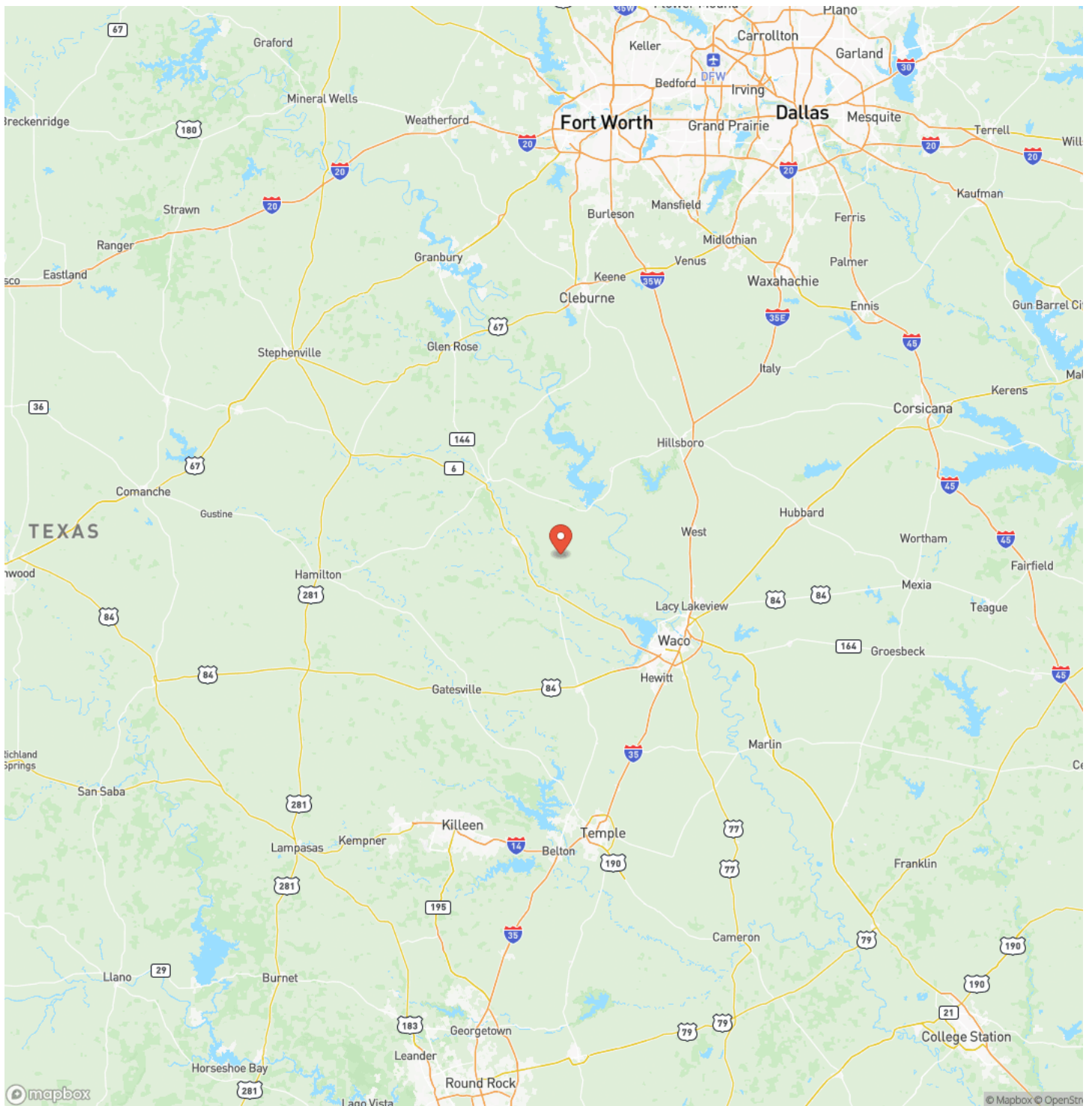


## Locator Map



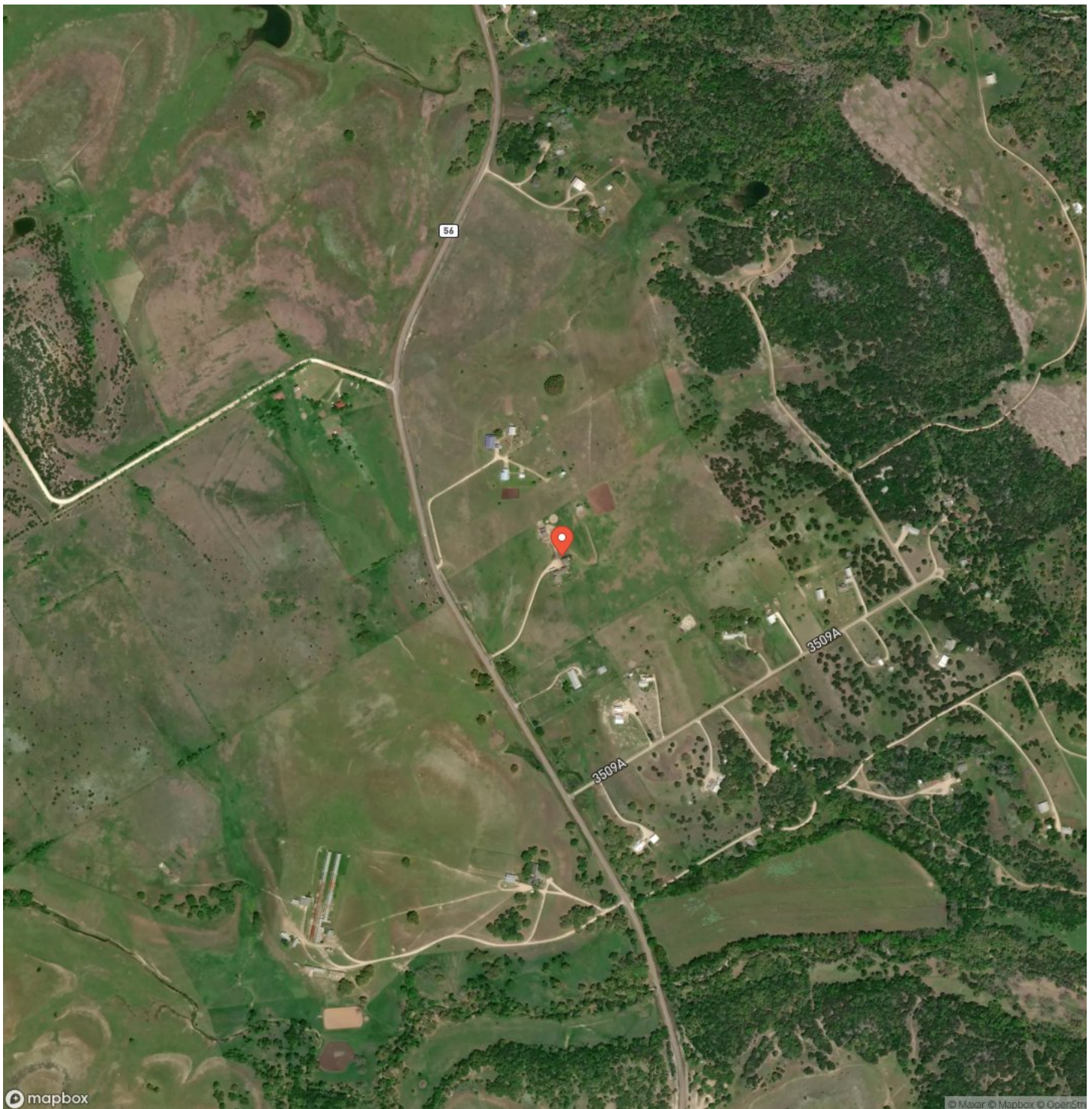


## Locator Map





## Satellite Map



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## 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 single page from a notebook or ledger. It features ten evenly spaced horizontal black lines across its entire width, providing a guide for writing. The background is white, and there are no margins, text, or other markings present.

**MORE INFO ONLINE:**

**cobbranchproperties.com**

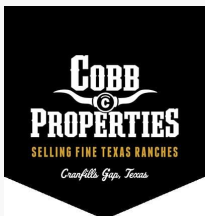


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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain 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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