

107.88 Acres Unimproved Property
TBD CR 3155
Valley Mills, TX 76689

\$810,000
107.880± Acres
Bosque County



107.88 Acres Unimproved Property
Valley Mills, TX / Bosque County

SUMMARY

Address

TBD CR 3155

City, State Zip

Valley Mills, TX 76689

County

Bosque County

Type

Undeveloped Land

Latitude / Longitude

31.636005 / -97.521959

Acreage

107.880

Price

\$810,000

Property Website

<https://cobbranchproperties.com/property/107-88-acres-unimproved-property-bosque-texas/41552>



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PROPERTY DESCRIPTION

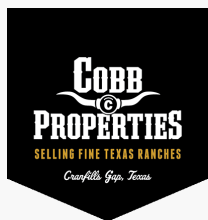
107.88 Acres of recreational, farm, hunting, or residential use. Centrally located 30 minutes from Waco, TX, and 1.5 hours from Dallas/Forth Worth and Austin. The property is located just outside of Valley Mills, Texas. This 107 acres is partially wooded and has a nice rolling terrain. COME BUILD YOUR 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 know as the cowboy artist capital of Texas.

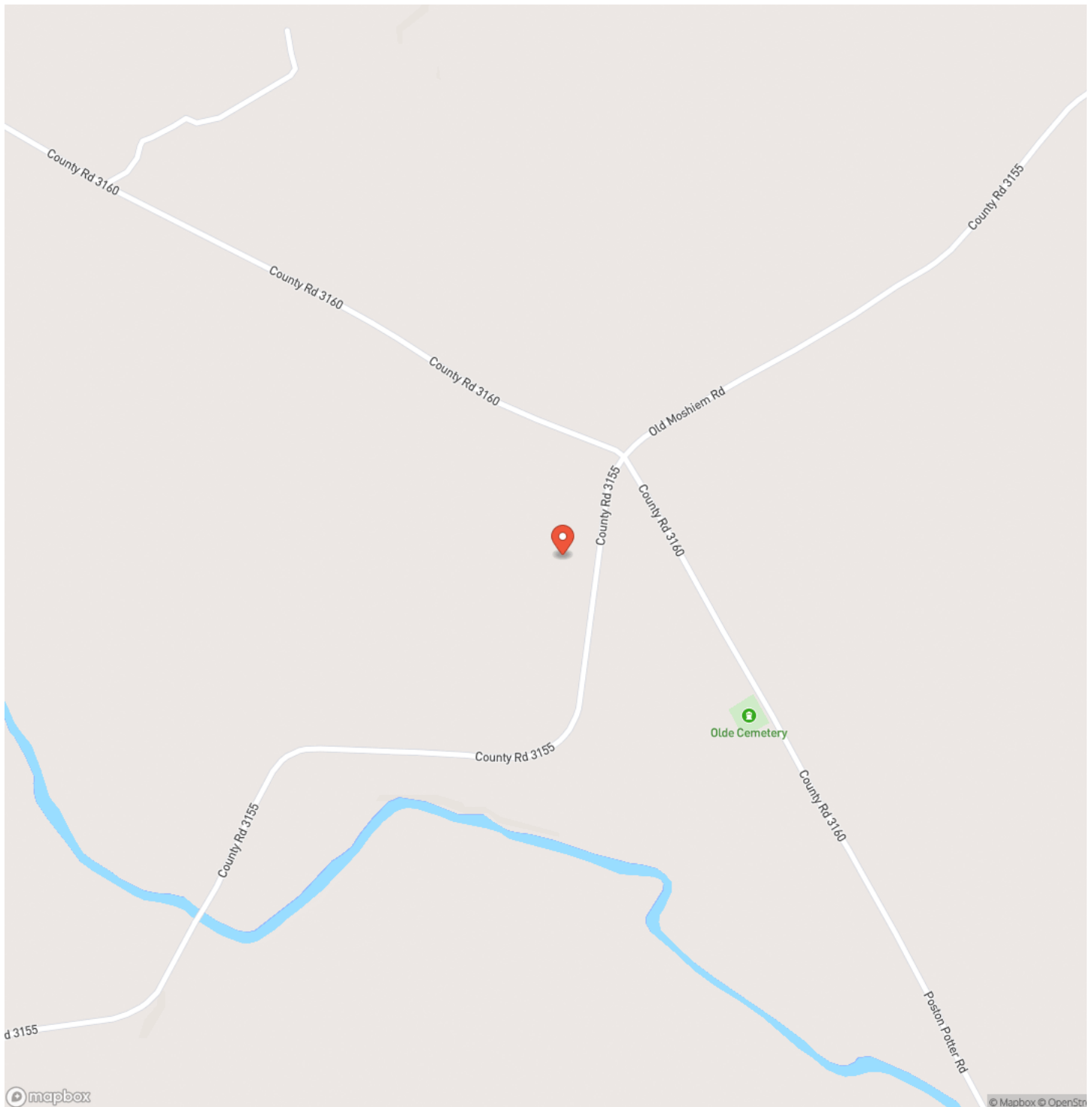
Prospects may be required to provide proof of funds or a letter of qualification prior to scheduling a showing. Exclusively Listed by Stefanie Cobb ([\(972\) 989-5220](tel:9729895220)) and Tai Cobb-Klam ([\(254\) 253-0157](tel:2542530157)). Cobb Properties strives to represent all properties accurately.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



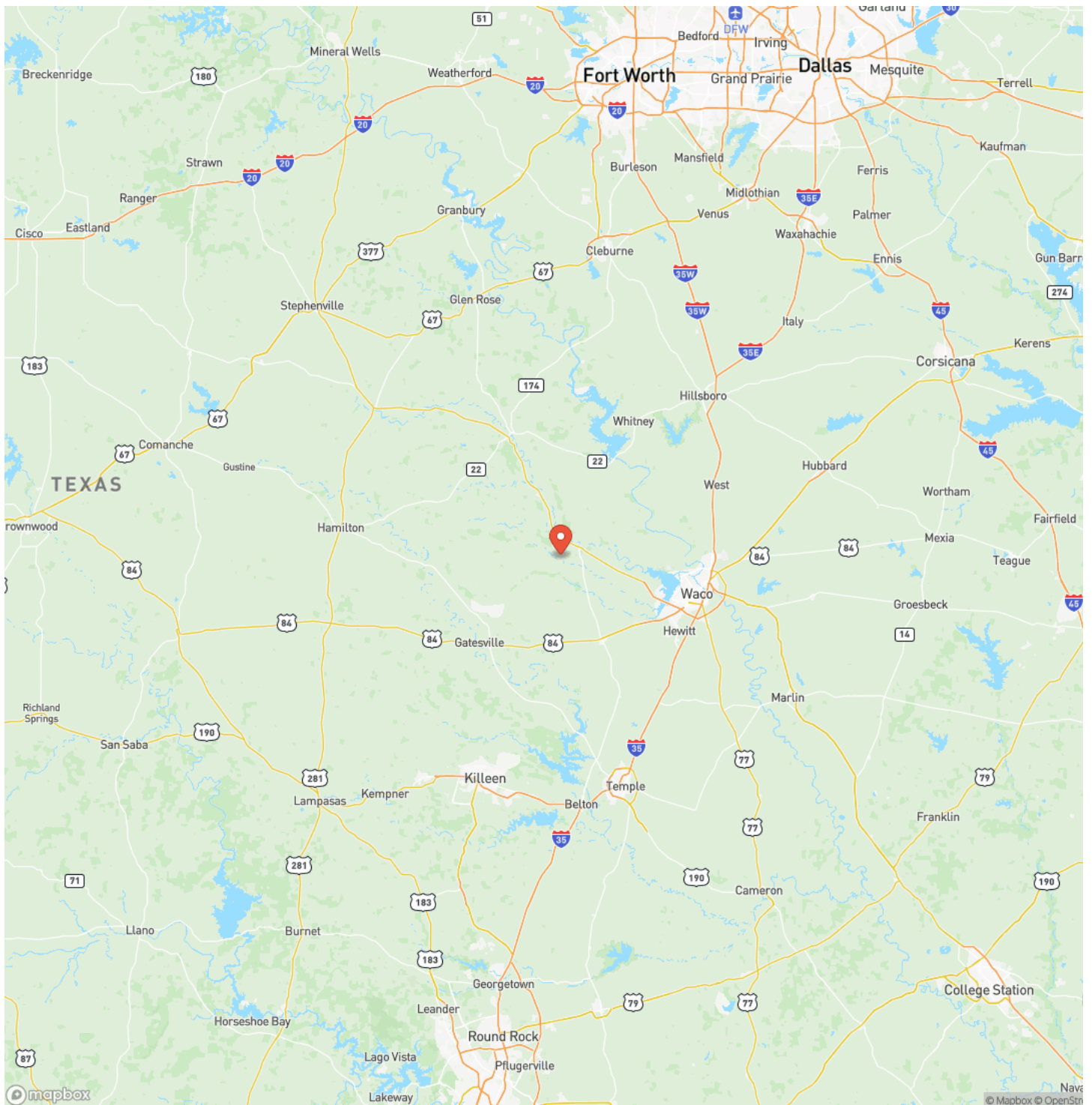
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Locator Map



Locator Map



Satellite Map



107.88 Acres Unimproved Property 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

This image shows a single 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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