

145.61 Acres -- River Frontage + Ranch House
180 S Hwy 6
Valley Mills, TX 76689

\$1,349,000
145.610± Acres
Bosque County



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Valley Mills, TX / Bosque County

SUMMARY

Address

180 S Hwy 6

City, State Zip

Valley Mills, TX 76689

County

Bosque County

Type

Recreational Land, Ranches, Residential Property, Riverfront

Latitude / Longitude

31.663783 / -97.487553

Dwelling Square Feet

2074

Bedrooms / Bathrooms

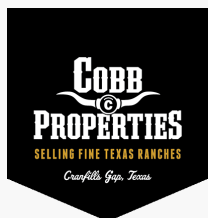
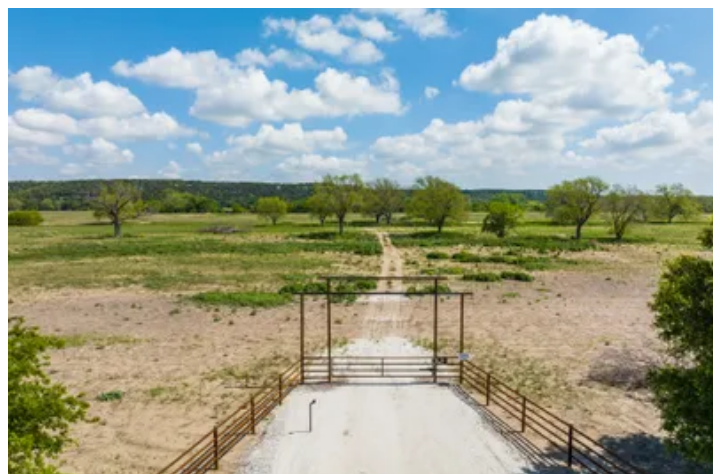
3 / 2

Acreage

145.610

Price

\$1,349,000



145.61 Acres -- River Frontage + Ranch House Valley Mills, TX / Bosque County

PROPERTY DESCRIPTION

145.61 Acres - 180 S Hwy 6 Valley Mills, TX 76689-- Seller will entertain dividing into smaller tracts

Here is your chance to own 1/2 (+|-) mile of North Bosque River Frontage. The Bosque River is breathtaking; you must see it for yourself! This highly recreational land is located just outside of Valley Mills, Texas, on Highway 6 (approx. 3000 ft. of highway frontage). At the heart of this unique property is a large cluster of native pecan trees. There are scattered live oaks and other hardwoods. The property is a hunter's dream for whitetail deer, dove, turkey, hogs, ducks, and other small game. The original ranch house has three bedrooms + 2 baths, a fireplace, and a two-car garage, and is approximately 2070 sq.ft.; other improvements include a barn, cattle working pens, and the City of Valley Mills water meter. This highly desirable recreational and agricultural live water property has ample opportunity!

Valley Mills is 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.

See the floodplain map and restrictions. The FEMA floodplain must be verified. The property is currently agricultural-exempt. There is a pipeline easement (refer to map).

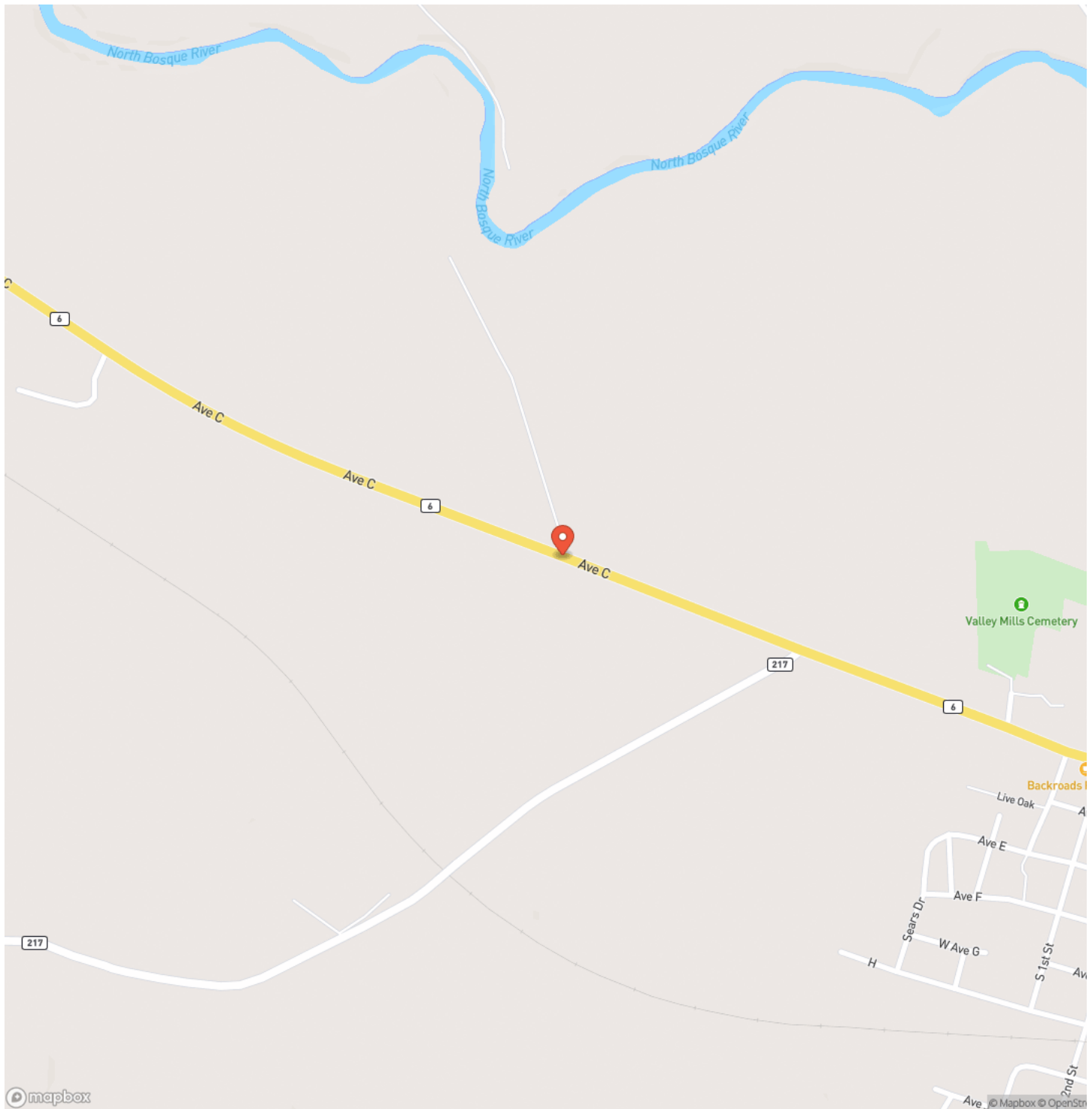
Prospects may be required to provide proof of funds or a letter of qualification before scheduling a showing. Exclusively Listed by Stefanie Cobb ([\(972\) 989-5220](tel:9729895220)) and Tai Cobb-Klam ([\(254\) 253-0157](tel:2542530157)). Cobb Properties strives to represent all properties accurately.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



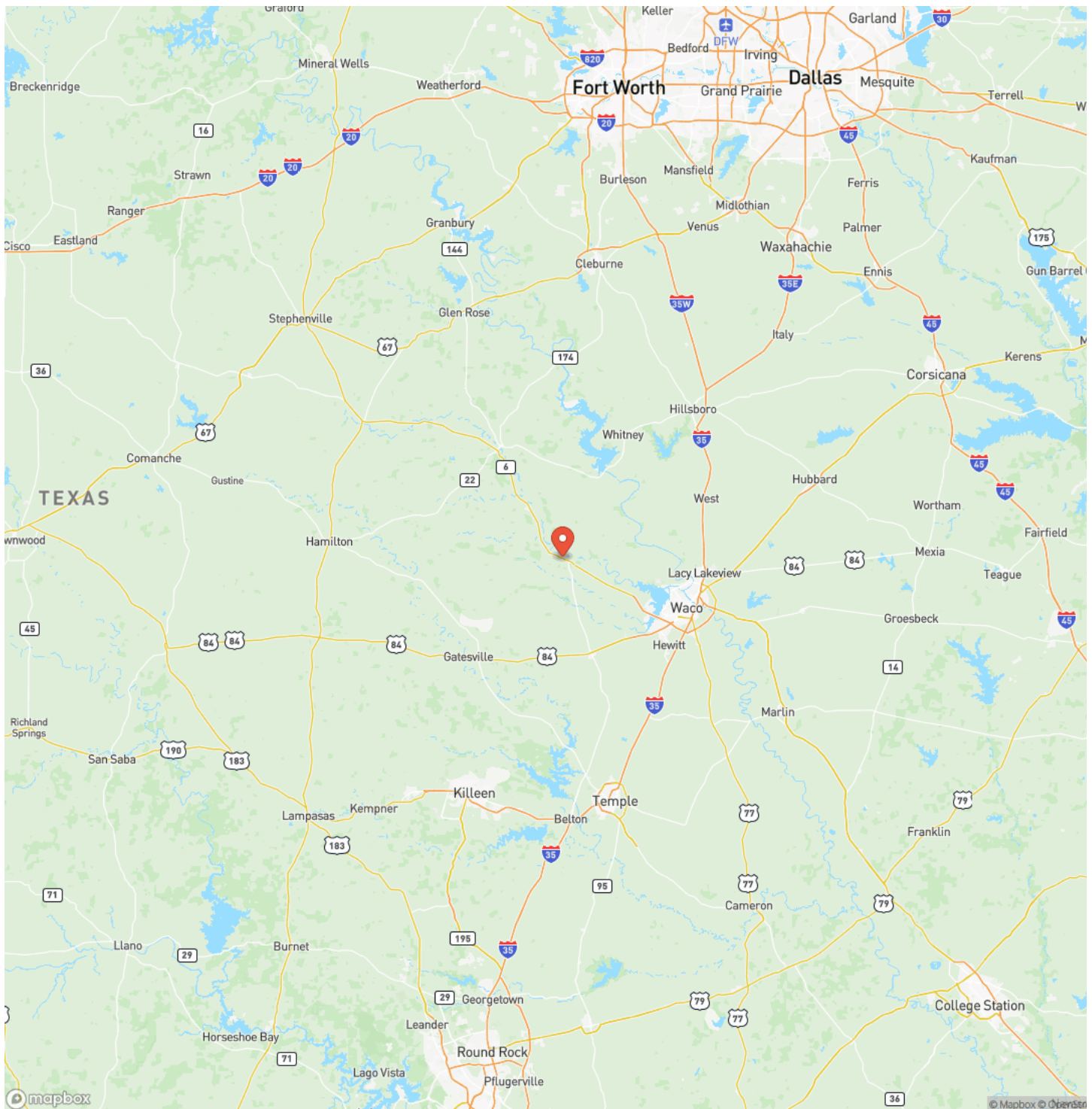
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Locator Map



Locator Map



Satellite Map



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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

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MORE INFO ONLINE:

cobbranchproperties.com

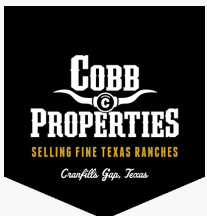
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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Cobb Properties
PO BOX 165
Cranfills Gap, TX 76637
(254) 253-0157
cobbranchproperties.com

