

**109.63 Acres + River Frontage off Highway 6**  
TBD Highway 6  
Valley Mills, TX 76689

**\$1,189,000**  
109.630± Acres  
Bosque County



**109.63 Acres + River Frontage off Highway 6**  
**Valley Mills, TX / Bosque County**

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**SUMMARY**

**Address**

TBD Highway 6

**City, State Zip**

Valley Mills, TX 76689

**County**

Bosque County

**Type**

Hunting Land, Recreational Land, Riverfront, Ranches

**Latitude / Longitude**

31.657816 / -97.467046

**Acreage**

109.630

**Price**

\$1,189,000

**Property Website**

<https://cobbranchproperties.com/property/109-63-acres-river-frontage-off-highway-6-bosque-texas/39206>





## 109.63 Acres + River Frontage off Highway 6 Valley Mills, TX / Bosque County

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### **PROPERTY DESCRIPTION**

109.63 Acres -- TBD Highway 6 Valley Mills, TX 76689

Here is your chance to own approx. 2500 ft. of North Bosque River Frontage. The Bosque River is a breath-taking site, you truly must see for yourself! This highly recreational land is located just outside of Valley Mills, Texas on Highway 6 (approx. 2500 ft. of highway frontage) the heart of this unique tract is the Lone Oak Tree, once known long ago as a land marker for travelers. The ranch offers scattered pecan oaks, and other hardwoods. This property is a hunters dream, for whitetail deer, dove, turkey, hogs, ducks and other small game. This highly desirable recreational and agricultural live water property has ample opportunity! Property has a Childress Creek Water Supply Meter.

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. Downtow Clifton, Texas is also minutes away, offering Texas' oldest movie theater, the Bosque Art Center and is also know as the cowboy artist cap of Texas.

See floodplain map and restrictions, FEMA floodplain needs to be verified. 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 prior to scheduling a showing. Exclusively Listed by Stefar 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



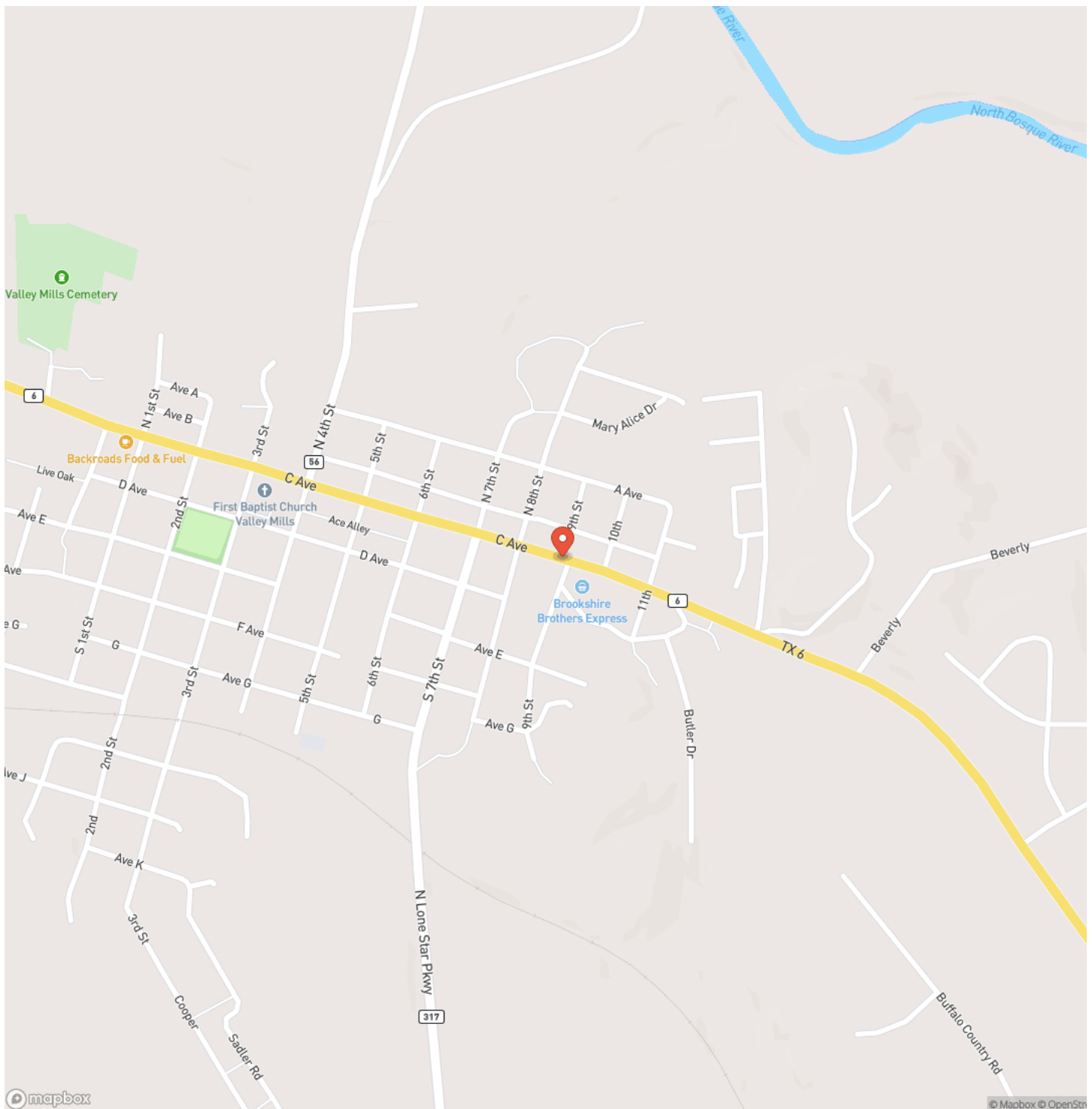
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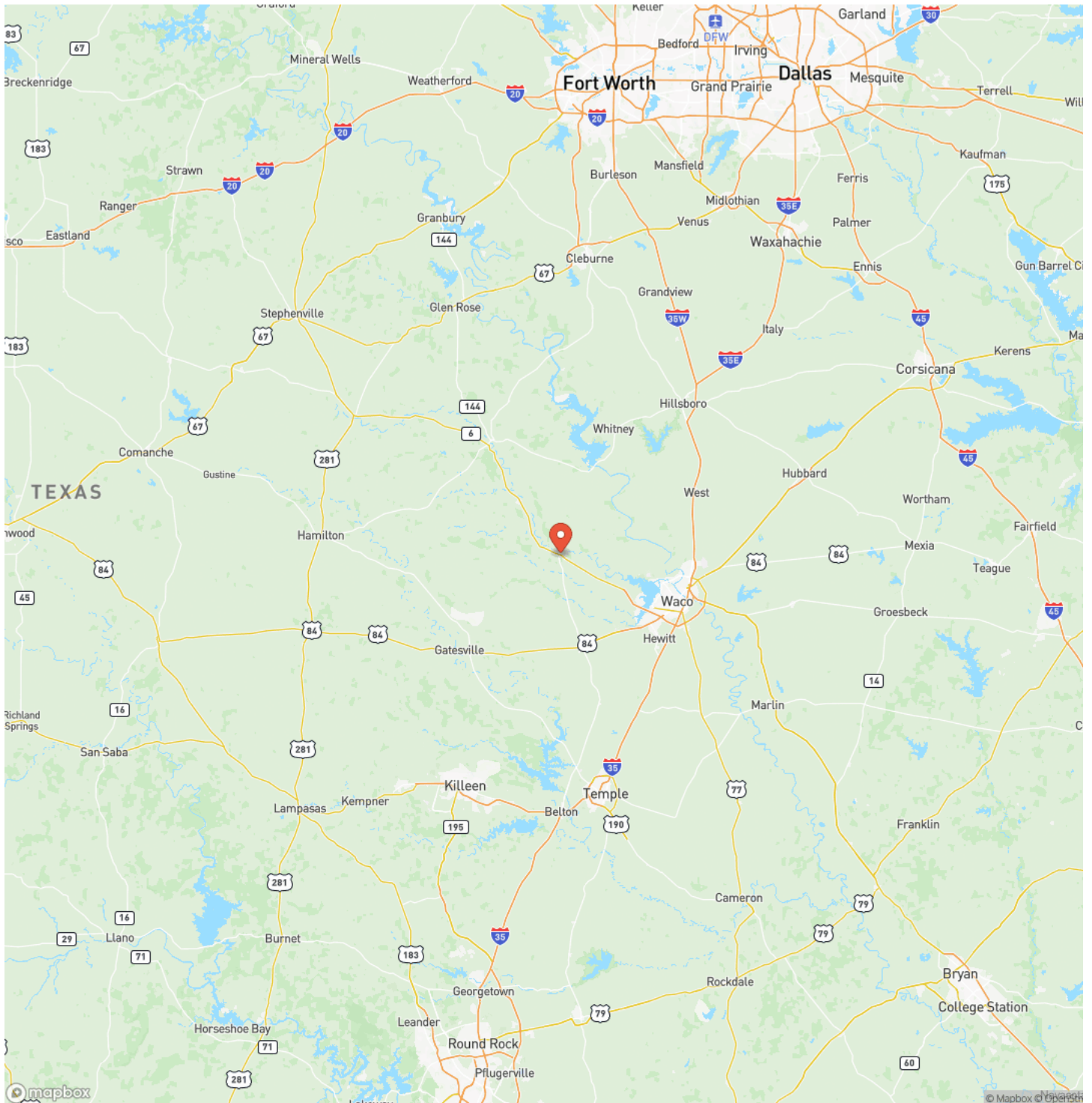




## Locator Map



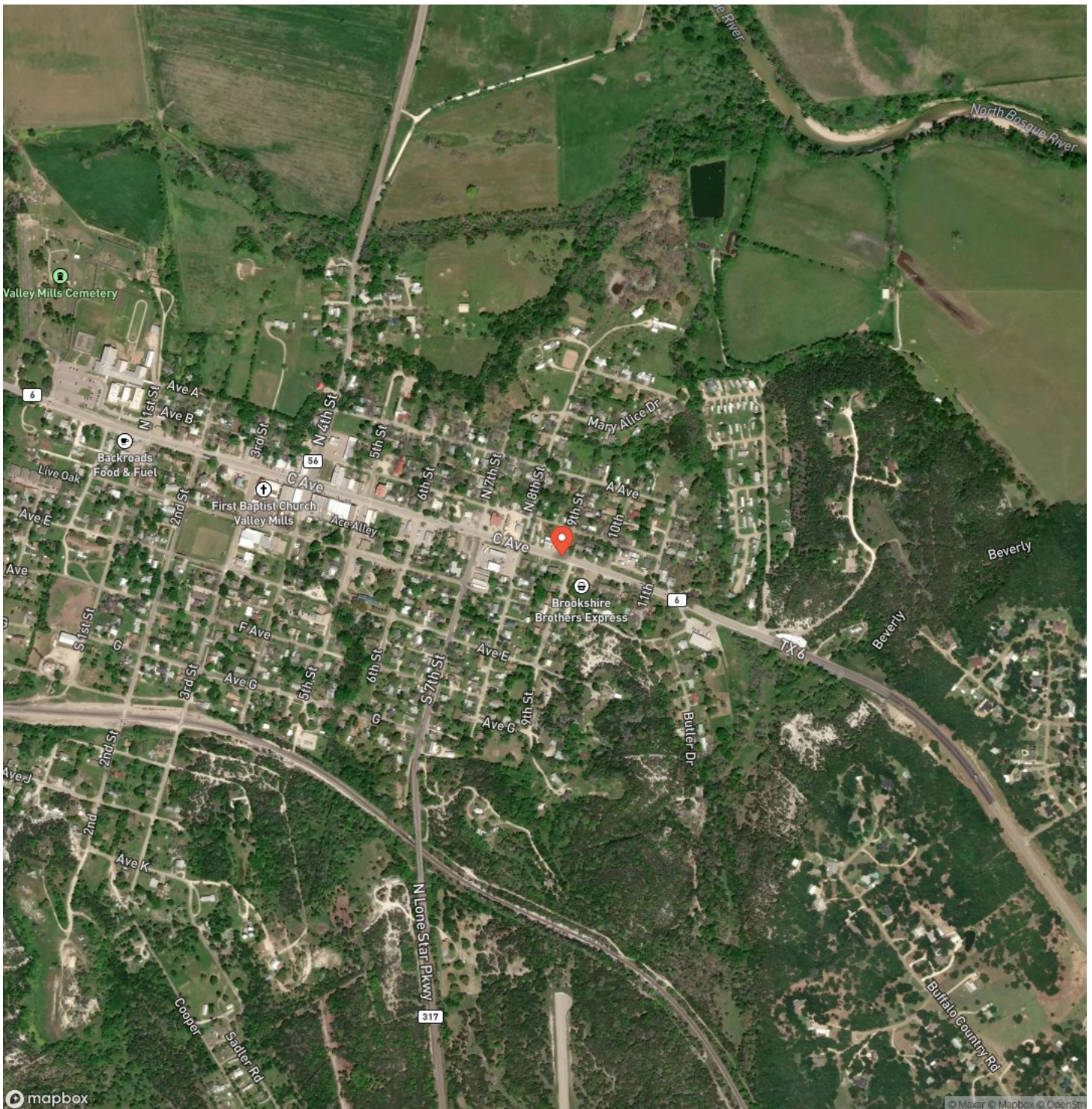
## Locator Map





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Valley Mills, TX / Bosque County

## Satellite Map



**109.63 Acres + River Frontage off Highway 6  
Valley Mills, TX / Bosque County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tai 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**



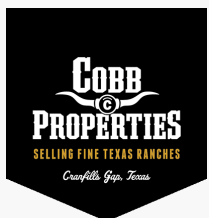
## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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 relation 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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