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FARM RANCH FINDERS



Property Details

Location: 457 County Road 3565, China Spring, TX 76633

County: Bosque

Acreage: 48.854 +/- Acres

Current Use: Residential, Recreational

Terrain: Rolling Hills, Heavily Wooded, Open Pasture Area,

Elevation changes of approximately 50 ft.

Soil: Clay

Hydrology: Tributary that feeds Childress Creek

Wildlife: Deer, Dove, Varmints

Taxes: \$3,444 (2015)

Minerals: No Seller Reservation

Structural Improvements

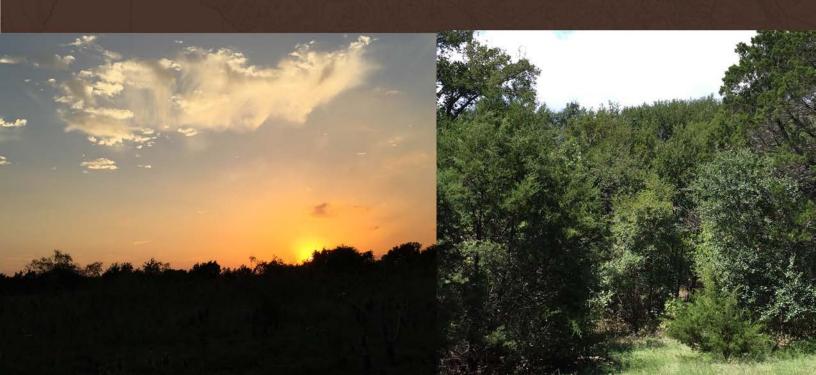
Home: 3 BR/1 BA, carport, built in 1945, 1,269 sqft., composite roof

Fencing: Partial Perimeter fencing, 5-strand barb

Utilities

Water: One water meter through HPWSC Electric: McLennan County Electric Co-op

School District - China Spring ISD





Bluff View Ranch consists of 48 wooded acres in popular China Spring ISD on CR 3565, Bosque county. There are multiple potential home sites on this tree-covered lot with partial fencing. The property borders Childress Creek and has gently rolling hills at the rear with a tributary that traverses through the property. Enjoy shade from the oak trees during the day and beautiful evening sunsets.

Land - Tree-covered lot with approximately 40+ acres of wooded to heavily wooded areas. Mature trees including oak, elm, and cedar. Toward the rear of the property, the topography changes to gently rolling hills. Beautiful sunset views from the 5-acre open area in the center of the property.

Home - A modest 1,269 sqft. home sits on the property. Although it has 3 bedrooms and 1 bathroom, it does not lend any contributory value to the property. There are four barns and a cabin on the property which also do not lend any



Aerial







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Directions

From China Spring, go NW on Wortham Bend approximately 7 miles. Turn Left onto Prause Rd. Stay Right to County Road 3565. Property on Left approximately 3 miles off Wortham Bend. GPS COORDINATES: 31.7248, -97.3357

