

5+ Acres with Shop in Mountain Lakes

Dickerson Real Estate | 254-485-3621 | PaulaDonaho@gmail.com



Property Address

5870 Compass Way
Bluff Dale, Texas 76433

Property Description

Come see this secluded 5+ acre lot in beautiful Mountain lakes with a 1200 sf shop already in place! Roadway is already in place to the perfect homesite! Property has a 1200 sf metal shop building that is like-new with a full bathroom, window unit, ceiling fans, & natural lighting with underground electricity running to the shop. Property has scattered oak trees, native grass with elevation changes, a pond, and wonderful views. Enjoy the amenities that Mountain Lakes offers such as the 60 ac fishing lake, 100+ ac recreational lake, community pool, clubhouse, RV parking, park area, and more. Property can be subdivided. **For additional information contact Paula Donaho at 254-485-3621.**

Property Highlights

- Price: \$92,500
- Acres: 5.021
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Recreational Property, Residential Property



Paula Donaho
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254-485-3621
150 N. Harbin Dr.
Stephenville, TX 76401
PaulaDonaho.com

landsoftexas.com/listing/3423671



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Location

- Mountain Lakes in Bluff Dale, TX
- 1 ½ hours to DFW Airport
- Bluff Dale ISD

Property Features

- 5.021 Acres with a Shop – Mountain Lakes Lot 283
- Amazing Views Outside the City Limits
- Upscale Subdivision
- Access to Mountain Lakes Community Amenities
 - 2 Private Lakes (1 Recreational & 1 Fishing)
 - Club House, Swimming Pool, & Pavilion
 - Parks, Playground, & Picnic Facilities
- HOA dues: \$295/year

Utilities

- Co-op Water
- Septic in Place

Terrain

- Rolling Hills
- Wooded

Driving Directions

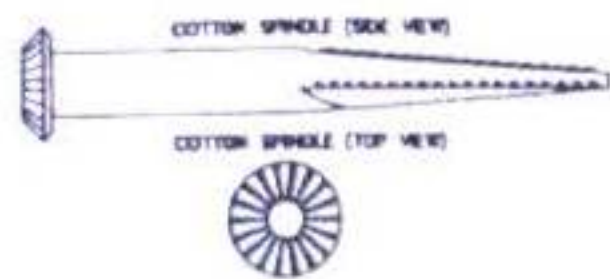
From Bluff Dale take FM 2481 to entry of Mountain Lakes at light house. Turn right on Compass Way. Sign on left (lot # 283).

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1. The development of individual owners shall not block any tributary runoff.
 2. The land use is designated as single family residential site unless otherwise noted on said plot.
 3. A 30.00 foot wide drainage easement extends 15.00 feet from the centerline of any and all existing creeks, gullies, ravines, ditches, sloughs, or other natural drainage courses and hereby dedicated to the public as easements for drainage purposes.
 4. All lot corners are set 5/8 inch capped iron rods ("B&B I.R.C.") or set cotton spindles (see detail below).
 5. All exterior boundary corners are found 3/8 inch iron rods unless noted otherwise.
 6. Bearings are based on the grid bearings of the Texas Coordinate System, 1983 Datum, North Central Zone. Determined by using the Global Positioning System.



1" = 200'
 SCALE
 200 100 0 200 400
 FEET

JANUARY 2001

OWNER & DEVELOPER:

bluegreen
 southwest

BLUEGREEN SOUTHWEST ONE, L.P.
 3860 W. Northwest Highway Suite 230
 Dallas, Texas 75220

SURVEYOR:

B&B Baird, Hampton & Brown, Inc.
 Land Surveying

3208 Fall Creek Highway, Greer, TX 76044 Tel: (817) 326-2057 Fax: (817) 326-3371 E-mail: graham@bhbinc.com



W.L. KEAHEY
 VOL. 263, PG. 237
 D.R.E.C.T.
 VASHTIE KEAHEY
 APPLICATION TO PROBATE WILL NO. 50904
 VOL. 111, PG. 271 ERATH COUNTY TEXAS

Customer Full

MLS#: 13430342 N Active [5870 Compass WAY](#) Bluff Dale 76433 LP: \$92,500



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$92,500
Area:	78 / 4			\$ / Acre:	\$18,422.62
Subdv:	Mountain Lakes	Lake Name:			
County:	Erath	Plan Dvlpmnt:			
Parcel ID:	R000067345	Legal:	ACRES: 5.021 S6760 MOUNTAIN LAKES SECT I		
Lot:	Block:	MUD Dst: No		Unexempt Taxes:	\$496
Multi Prcl:	Yes				
# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	
Land SqFt:	218,715 /			\$/Lot SqFt:	\$.42
Acres:	5.021	Lot Dimen:		Subdivided:	Yes
HOA:	Mandatory	HOA Dues:	\$295 / Annual	Will Subdiv:	Subdivided
Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased:		# Tanks/Ponds:	1	Cultivated Acres:	
AG Exemption:	No	# Wells:		Bottom Land Acres:	
		# Wtr Meters:		Irrigated Acres:	

School Dist:	Bluff Dale ISD				
Elementary School:	Bluffdale	Middle School:	Bluffdale	High School:	Stephenvil

Lot Description:	Acreage, Some Trees, Subdivision	Restrictions:	Deed, No Mobile Home
Lot Size/Acreage:	5 Acres to 9.99 Acres	Easements:	Utilities
Present Use:	Residential Single	Documents:	Aerial Photo, Plat Approved
Zoning Info:	Residential	Exterior Buildings:	Workshop
Development:	Plat Approved, Streets Installed, Utilities Installed	Barn Information:	
Street/Utilities:	All Weather Road, Asphalt, Co-op Water	Common Features:	Boat Ramp, Campground, Club House, Community Pool, Playground
Other Utilities:	Co-op Electric, Septic System Required	HOA Includes:	Full Use of Facilities
Topography:	Oak, Rolling, Varied	Miscellaneous:	
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Deed Restrictions, Utility Easement
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:	
Soil:	Unknown	Possession:	Closing /Funding

Property Description: 5 Ac near front of Mountain Lakes development. Roadway in place, 1200sf metal shop building like new with bath, window unit, ceiling fans and natural lighting & underground elect to it. Scattered oak trees, home site, native grass with elevation changes, pond and wonderful views. Enjoy the amenities Mountain Lakes offers such as 60ac fishing lake, 100+ ac recreational lake, community pool, clubhouse, RV parking, park area and more.

Public Driving Directions: From US377 turn onto FM2481, turn left at light house to Compass Way, Turn right see sign on property on left.

List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO
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Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2016-07-26 18:51

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