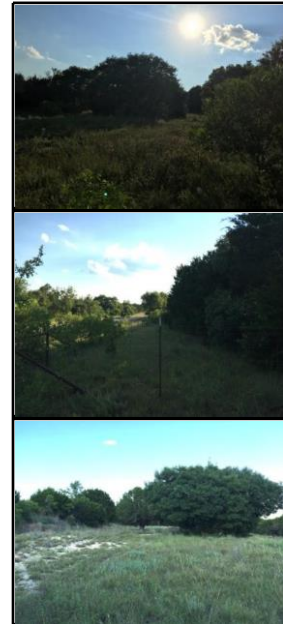


Great Homesite on 25 Acres!

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



Property Address

26775 FM 205
Bluff Dale, Texas 76433

Property Description

Come see what this scenic and quiet 25 acres is all about! Great homesite with vista views with a septic and water well already in place. Build your dream home or bring your cabin and start enjoying the star-filled nights. No restrictions, so create what you want and enjoy the tree cover and seasonal creek. The hard work is already done with perimeter and cross fencing of field fence, stays and top barb wire - a great goat proof fence. For additional information contact **Paula Donaho at 254-485-3621.**

Location

- Just South of Bluff Dale, TX
- 15 miles from Stephenville, TX & Tarleton State University
- 1 ½ hours to DFW Airport
- Bluff Dale ISD: Pre-K through 8th grade AND Stephenville or Tolar ISD for High School

Property Features

- 25 Scenic & Peaceful Acres
- Great Homesite with Beautiful Views
- Well & Septic in Place
- No Restrictions
- Barbed Wire Perimeter & Cross-Fencing
- Rolling Terrain with Oak & Cedar Trees

Property Highlights

- Price: \$200,000.00
- Acres: 25.00
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Horse Property, Recreational Land, Residential Land



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

Driving Directions

Located on FM 205 between FM 2481 and Rock Church Hwy. From Bluff Dale, go south on FM 2481 (Holt St.). Turn left onto FM 205 (Lower Granbury Road). Go approximately 2.7 miles - property on left.



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1389 ft

471 ft

1089059 sqft

1073 ft

58 ft
101 ft

1109 ft

205

244 ft

205

Customer Full - Lots & Acreage

MLS#: 13424981 N **Active** [26775 Fm 205](#) Bluff Dale 76433-4513 LP: \$200,000



Category:	Lots & Acreage	Type:	LND-Farm / Ranch	Orig LP:	\$200,000
Area:	78 / 4			\$ / Acre:	\$8,000.00
Subdv:	NONE				
County:	Erath	Lake Name:			
Parcel ID:	R000027396	Plan Dvlpmnt:			
Lot:	Block:	Legal:	ACRES: 25.000 A0989 MACKEY M J;		
Multi Prcl:	No	MUD Dst: No	Unexempt Taxes: \$42		
# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	
Land SqFt:	1,089,000 /			\$/Lot SqFt:	\$.18
Acres:	25.000	Lot Dimen:		Subdivided:	
HOA:	None	HOA Dues:		Will Subdiv:	No
Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased: No		# Tanks/Ponds:		Cultivated Acres:	
AG Exemption: Yes		# Wells:		Bottom Land Acres:	
		# Wtr Meters:		Irrigated Acres:	

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

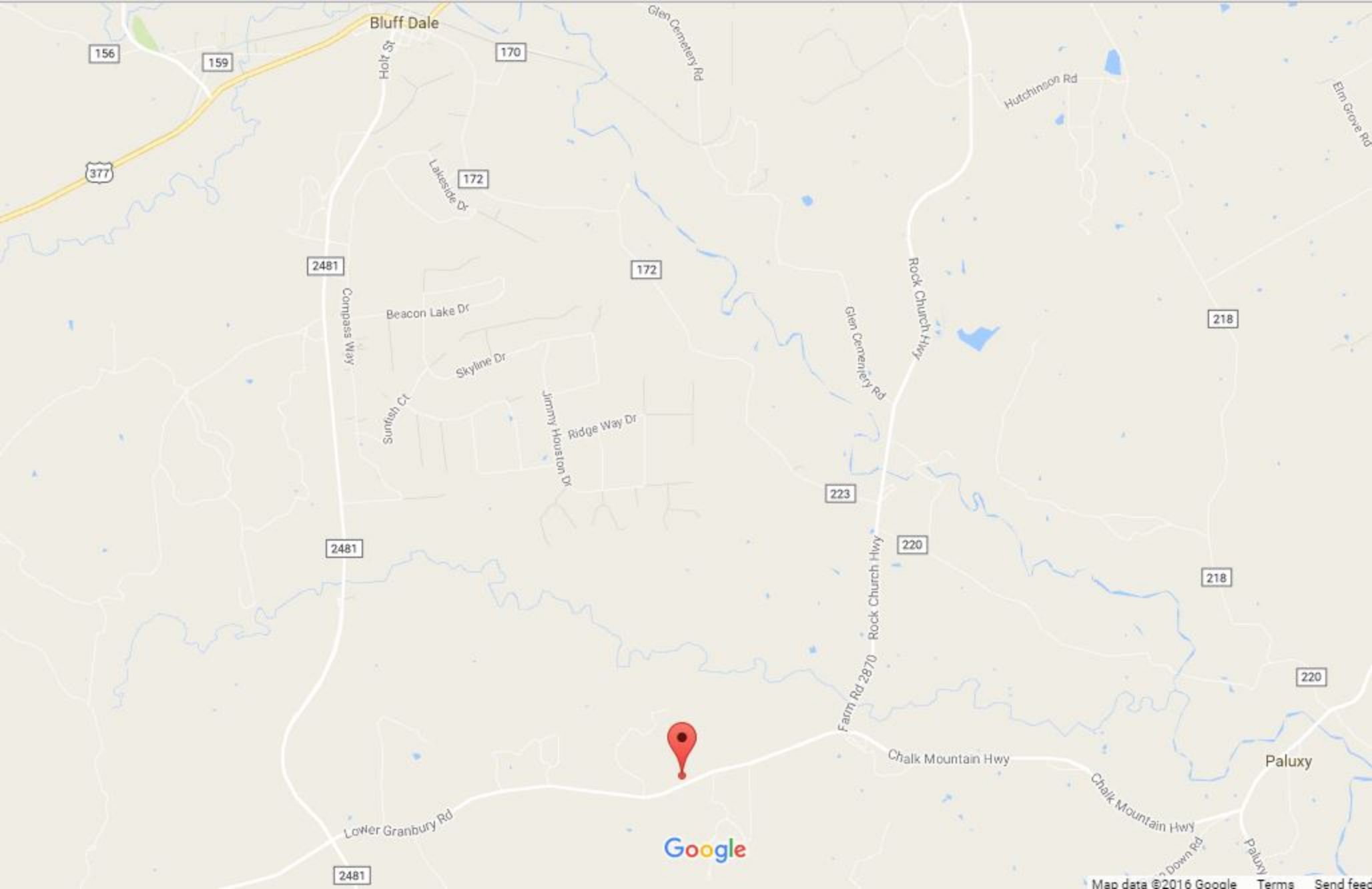
Lot Description:	Acreage, Creek, Heavily Treed, Horses Permitted, Some Trees	Restrictions:	None
Lot Size/Acreage:	10 Acres to 49.99 Acres	Easements:	Utilities
Present Use:	Agriculture, Grazing, Hunting / Fishing, Residential Single	Documents:	Aerial Photo, Survey
Proposed Use:		Type of Fence:	Barbed Wire, Net
Zoning Info:	Not Zoned	Exterior Buildings:	
Development:	Unzoned	Barn Information:	
Street/Utilities:	All Weather Road, Asphalt, Outside City Limits, Overhead Utilities, Septic, Well	Common Features:	
Other Utilities:	Co-op Electric, Electric Avail. On Site, Septic System Required	HOA Includes:	
Topography:	Cedar, Oak, Other, Rolling, Shinnery	Miscellaneous:	
Road Frontage Desc:	Asphalt, FM Road	Special Notes:	Aerial Photo, Survey Available
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:	
Soil:	Unknown	Possession:	Closing / Funding

Property Description: Scenic, quiet, and full of character is what this 25 acres is all about. Great homesite with vista views, septic and water well already in place. Build your dream home or bring your cabin and start enjoying the star filled nights. No restrictions, create what you want and enjoy the tree cover, seasonal creek because the hard work is already done with perimeter and cross fencing of field fence, stays and top barbwire.. a great goat proof fence.
Public Driving Directions: Located on FM 205 between FM 2481 and Rock Church Hwy

List Office Name: Dickerson Real Estate List Agent Name: PAULA DONAHO

Prepared By: PAULA DONAHO / Dickerson Real Estate on 2016-07-18 23:34

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Bluff Dale

156

159

170

377

2481

172

172

218

Beacon Lake Dr

Skyline Dr

Sunfish Ct

Jimmy Houston Dr

Ridge Way Dr

Glen Cemetery Rd

Rock Church Hwy

Hutchinson Rd

Elm Grove Rd

Compass Way

2481

223

220

218

220

Farm Rd 2870

Rock Church Hwy

Chalk Mountain Hwy

Chalk Mountain Hwy

Paluxy

Lower Granbury Rd

2481



Google

