

# 5+ Acres in Scenic Mt. Lakes

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



## Property Address

0 Autumn Valley  
Bluff Dale, Texas 76433

## Property Description

**Mountain Lakes is one of Bluff Dale's best kept secrets with a Hill Country look and feel without the Hill Country price.** This scenic 5+ acre lot has character and clearing ready for a homesite with a gradual slope at the back of the property so you can soak up the view! Get ready for the relaxed lifestyle and amenities that Mountain Lakes Development offers: 60 acre fishing lake, 110 ac recreational lake, clubhouse, RV Park, boat & RV storage, swimming pool & more. This property is centrally located within 20 minutes of Glen Rose, Granbury, and Stephenville and just an hour from Fort Worth. **For additional information contact Paula at 254-485-3621.**

### Location

- Mountain Lakes in Bluff Dale, TX
- 1 ½ hours to DFW Airport
- 30 Miles to Stephenville, TX (Tarleton State University)
- Bluff Dale ISD

### Property Features

- 5.002 Wooded Corner Lot by Lake
- Amazing Views Outside the City Limits
- 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

## Property Highlights

- Price: \$26,500.00
- Acres: 5.002
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Land



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

[landsoftexas.com/listing/3382423](https://landsoftexas.com/listing/3382423)





# 5+ Acres in Scenic Mt. Lakes

---

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

## Terrain

- Varied & Wooded

## Utilities

- Co-op Water
- Septic Required

## Driving Directions

From US 377 in Bluff Dale, go south on to FM 2481 (Holt St.). Go left on Mountain Lakes Blvd, right on Compass Way, left on Beacon Lake, right on Skyline, right on Jimmy Houston Way, then left on Ridge Way. Property is on corner of Ridge Way and Autumn Valley - see red flags - no sign on lot.



# 5+ Acres in Scenic Mt. Lakes

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







992 ft

228 ft

214529 sqft

216 ft

237 ft

756 ft

Ridgeway Rd

Ridgeway Rd


Autumn Rd

100 feet 25 m

© 2016 Microsoft Corporation Pictometry Birds Eye © 2016 Pictometry International Corp



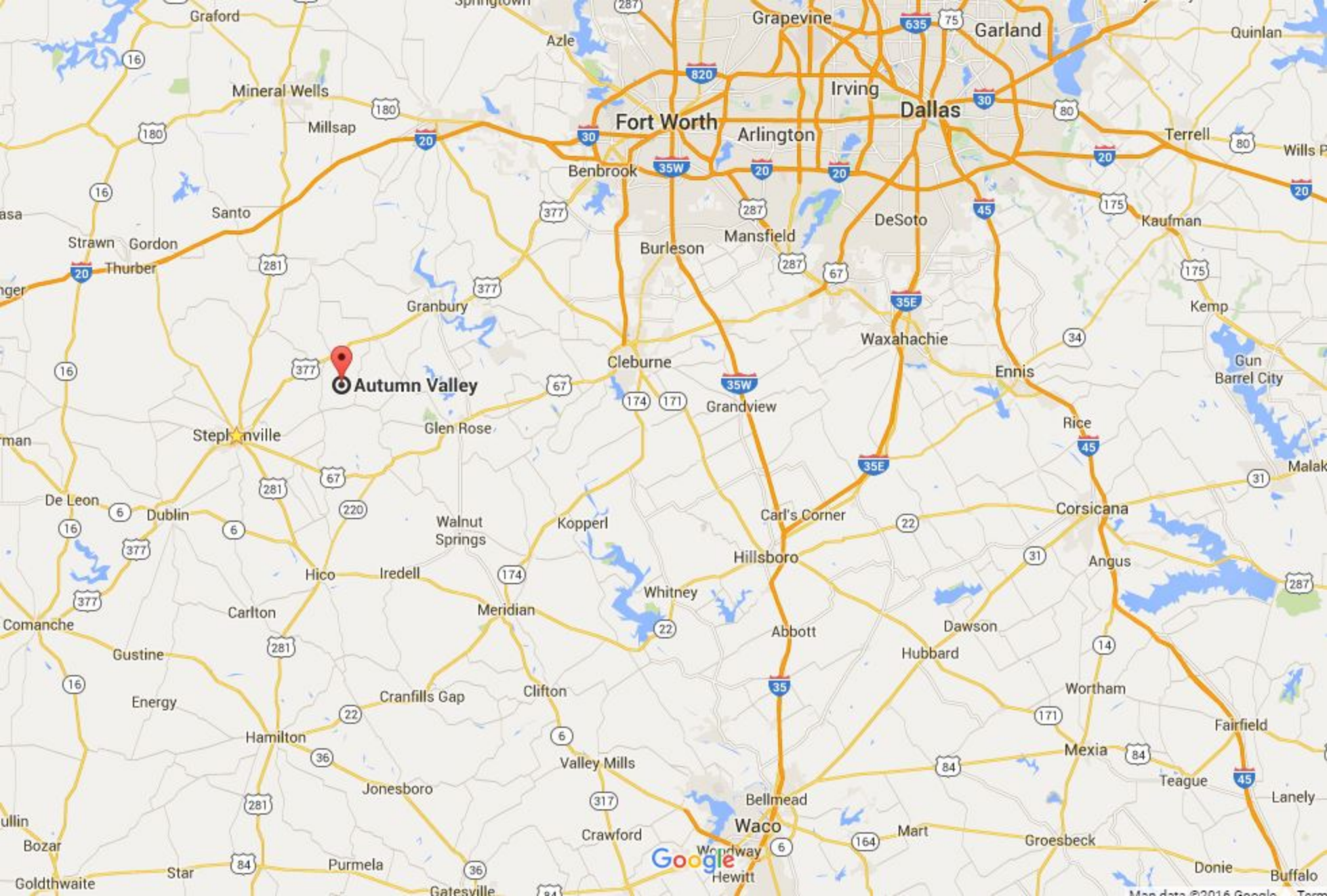
# Customer Full

MLS#: 13421423 N	Active	<a href="#">Autumn VLY</a>	Bluff Dale	76433	LP:	\$26,500
	Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$26,500
	Area:	78/4			\$ / Acre:	\$5,297.88
	Subdv:	Mountain Lakes	Lake Name:			
	County:	Erath	Plan Dvlpmnt:			
	Parcel ID:	R000068938	Legal:	ACRES: 5.002 S6765 MOUNTAIN LAKES SECTI		
	Lot: 1063	Block:	MUD Dst: No		Unexempt Taxes: \$276	
	Multi Prcl:	No				
	# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
	Road Frontage:		Feet to Road:		Road Asmt:	
	Land SqFt:	217,887 /			\$/Lot SqFt:	\$ .12
	Acres:	5.002	Lot Dimen:		Subdivided:	
	HOA:	Mandatory	HOA Dues:	\$295 / Annual	Will Subdiv:	No
	Crop Retire Prog:		# Lakes:		Pasture Acres:	
	Land Leased: No		# Tanks/Ponds:		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, Corner, Horses Permitted, Subdivision	Restrictions:	Deed, Mobile Home			
Lot Size/Acreage:	5 Acres to 9.99 Acres	Easements:	Utilities			
Present Use:		Documents:	Aerial Photo, Plat Approved			
Proposed Use:	Residential Single	Type of Fence:	None			
Zoning Info:	Residential	Exterior Buildings:				
Development:	Plat Approved, Streets I nstalled	Barn Information:				
Street/Utilities:	All Weather Road, Asphalt, Co-op Water	Common Features:	Boat Ramp, Campground, Club House, Community Pool, Perimeter Fencing, Playground, Private Lake/Pond, RV Parking			
Other Utilities:	Electric Avail. On Site, Septic System Required	HOA Includes:	Full Use of Facilities			
Topography:	Level, Sloped, Varied	Miscellaneous:				
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Deed Restrictions			
Crops/Grasses:	Native	Proposed Financing:	Conventional, Not Assumable, Texas Vet			
Soil:	Unknown	Possession:	Closing/Funding			
Property Description:	Mountain Lakes is one of Bluff Dale, TX best kept secrets. Hill Country look and feel without the hill country price. Scenic 5+ acre lot has character and clearing ready for a homesite, gradual slope at the back of the property so you can soak up the view. Nice oaks, cedar & native grasses. Lots of amenities in this development: aprox 60 ac fishing lake, 110 ac recreational lake, clubhouse, RV park, boat & RV storage, swimming pool & more.					
Public Driving Directions:	From US377 turn on to FM2481, L at Lighthouse, R on Compass Way, L on Beacon Lake, R on Skyline, Right on Jimmy Houston Way, Left on Ridge Way, see property at corner of Ridgeway and Autumn Valley, see red flags, no sign on lot.					
List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO			

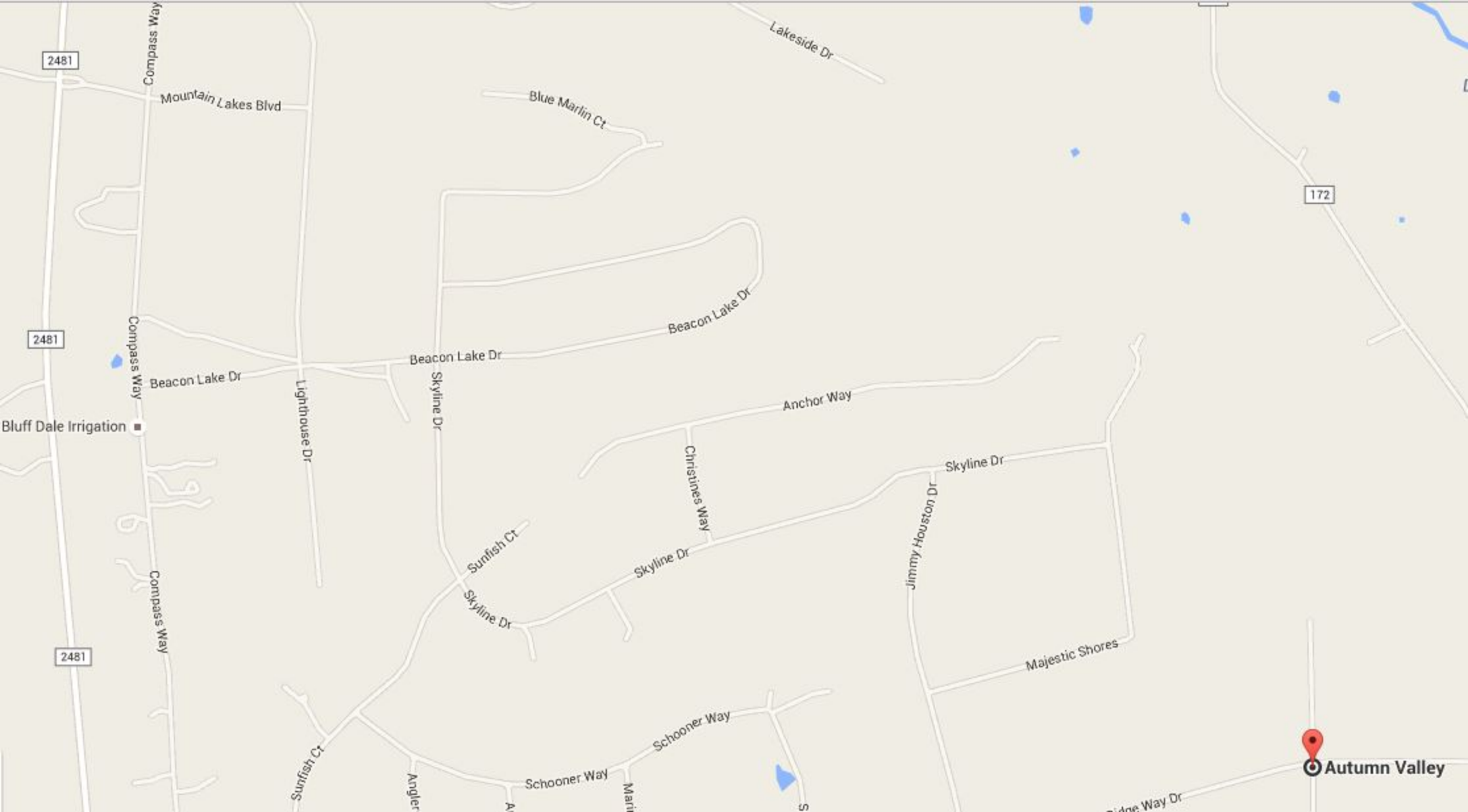
Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2016-07-15 19:17

Information Deemed Reliable, but not Guaranteed. Copyright: 2016 NTREIS.









2481

Mountain Lakes Blvd

Blue Marlin Ct

Lakeside Dr

172

2481

Compass Way

Beacon Lake Dr

Beacon Lake Dr

Beacon Lake Dr

Anchor Way

Bluff Dale Irrigation

Lighthouse Dr

Skyline Dr

Christines Way

Skyline Dr

Sunfish Ct

Skyline Dr

Skyline Dr

Jimmy Houston Dr

Majestic Shores

2481

Compass Way

Sunfish Ct

Angler

Schooner Way

Schooner Way

Marlin



Autumn Valley

Bridge Way Dr