

*Vista Views Ranch - Valley Mills 141 ac*



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**FARM AND RANCH**  
**FINDERS** LLC





# Property Details

Presented at \$725,000

Location:	957 County Road 3125, Valley Mills, TX 76689
County:	Bosque
Acreage:	141.22 +/- Acres
Current Use:	Residential, Agricultural, Recreational
Terrain:	Rolling Hills, Heavily Wooded, Open Pasture Areas, Elevation changes of approximately 160 ft.
Soil:	Brackett-Eckrant association, Cranfill gravelly clay loam, Denton silty clay
Hydrology:	Shoal Creek (seasonal), approx. 3,000 ft frontage, both sides
Wildlife:	Deer, Dove, Turkey, Varmints
Taxes:	\$2,443 (2015), Agricultural Exemption
Minerals:	Negotiable

## Structural Improvements

Home:	3 BR/2.5 BA/2 GA built in 1970, 2760 sqft., metal roof
Workshop:	Electricity and concrete floor. Approximately 440 sqft.
Fencing:	Perimeter fencing, 5-strand barb, and fencing around home

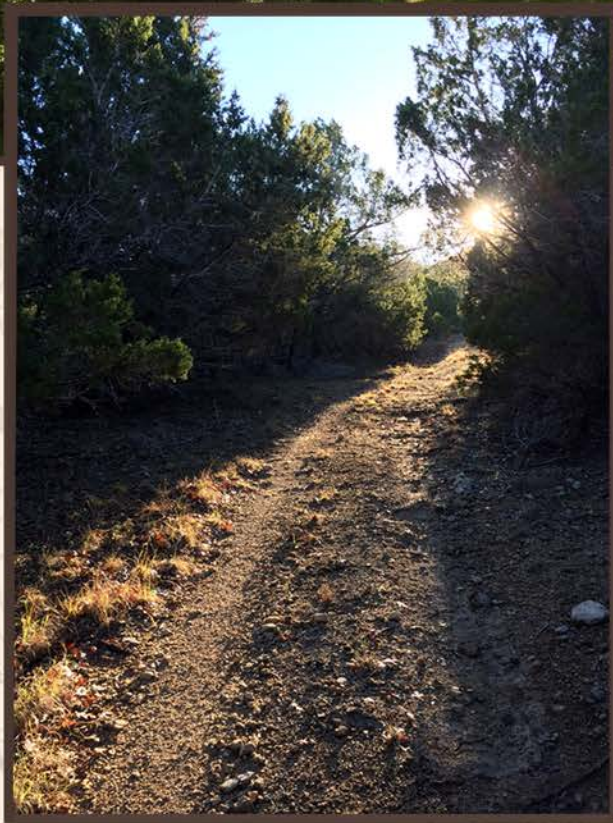
## Utilities

Water:	Trinity II Well
Electric:	McLennan County Electric Co-op
Internet:	CenturyLink available

*School District* - Valley Mills ISD







## About Vista Views Ranch

*Home* - The home is split level, approx. 2,760 sf, with a second floor balcony. It was built in 1970 and has 3 beds and 2.5 baths, and an open kitchen/den combo area. There is a sizeable sunroom that allows morning light to shine through the sunroom and kitchen area. The balcony at the front of the house is off the master bedroom and overlooks the decades-old Pecan trees that tower the property. Water to the home is supplied by a Trinity II well. Two car garage. Shop is 440 sf with electricity and concrete floors in close proximity to the home.

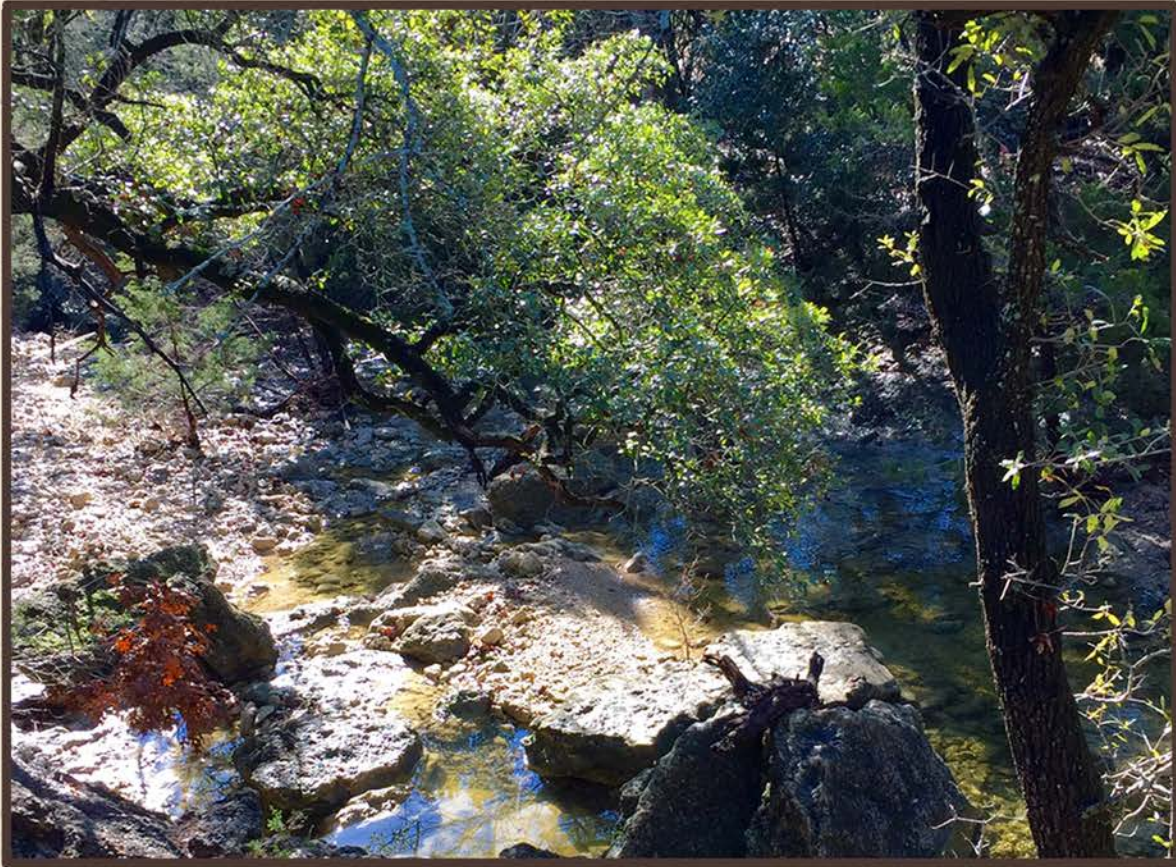
*Location* - Vista Views Ranch is located at 957 County Road 3125, Valley Mills, Bosque County. It is situated within 15 minutes of Valley Mills and Clifton proper. Approximately 100 miles from DFW and 105 miles from Austin.

*Land* - Vista Views has 141 acres of diverse land from wooded hilltops to open pasture areas to Shoal creek frontage. Wooded areas account for approximately 80 acres with roughly 50 acres of open pasture areas. Elevation changes of approximately 160 ft provide great panoramic views. The soil is predominately clay, the majority being Brackett-Eckrant association and Cranfill gravelly clay loam. Good roads throughout the property provide access to the open areas. Perimeter barbed-wire fencing with separate fencing around the home allowing for livestock to roam freely. A small orchard near the house boasts mature pecan trees with large oaks scattered throughout the property and creek areas.





# Shoal Creek



*Water* - Vista Views has portions of Shoal Creek traversing through the property from Northwest to Southeast with nearly 3,000 ft of creek frontage on both sides of this rock-bottom creek (seasonal). The creek is lined with hardwoods and other native trees.



*Hunting* - Approximately 80 acres of heavily wooded areas on the property provide for abundant wildlife including Whitetail deer, turkey, dove, and varmints.



# Hilltops & Pasture

The collage features six photographs of rural landscapes. The top-left photo shows large, leafy trees in a grassy field with a small red building in the background. The top-right photo is a wide view of a green hilltop surrounded by dense trees. The middle-left photo shows a field of yellow wildflowers in the foreground with a line of trees in the background. The middle-right photo shows a dirt path leading through a dense forest. The bottom-left photo is a close-up of thick, gnarled tree branches. The bottom-right photo shows a view of a green field through a dense canopy of trees.



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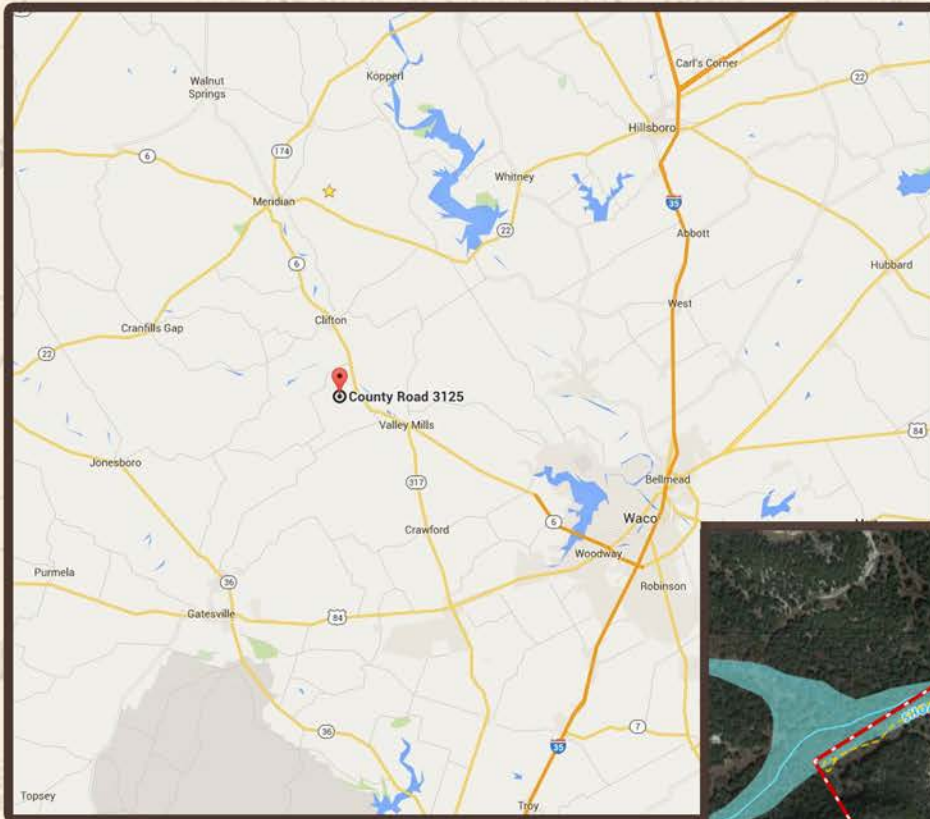
# Hilltops & Pasture

The collage features six photographs of rural landscapes. The top-left photo shows a large, leafy tree in a grassy field with a small building in the background. The top-right photo is a wide shot of a hilltop pasture surrounded by dense trees. The middle-left photo shows a field of tall green grass with yellow wildflowers. The middle-right photo is a view of a dirt path leading through a wooded area towards a hilltop. The bottom-left photo is a close-up of thick, gnarled tree branches. The bottom-right photo shows a hilltop with a small building, similar to the top-left photo but from a different angle.



# Directions

From Valley Mills, Travel West approximately 6 miles. Turn Left before Neil's Creek onto CR 3125.  
Travel approximately 2 miles. Property will be on the left. Gated Entry.  
GPS Coordinates: 31.693136, -97.566315



# Flood Map



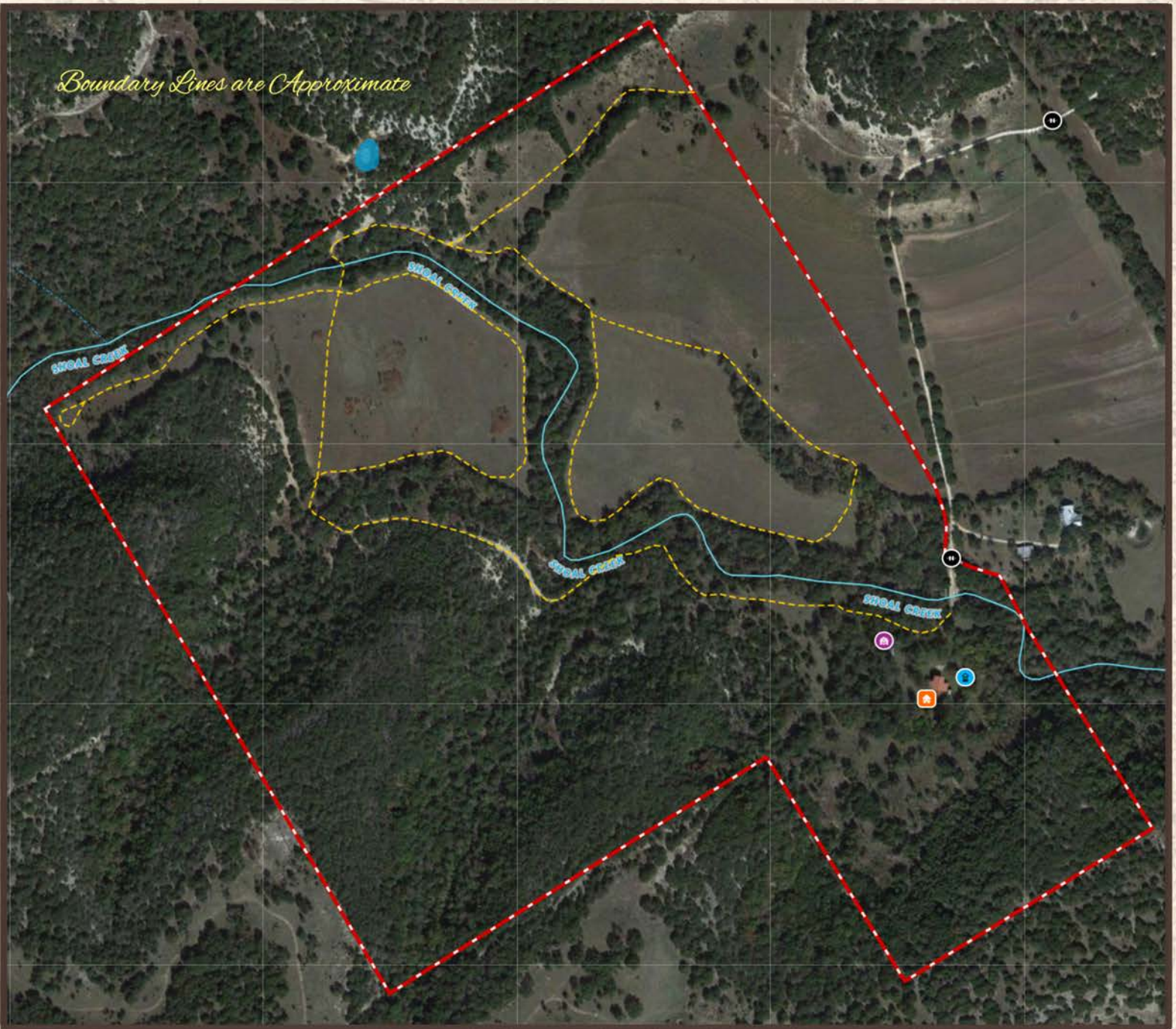
# Topographical Map



# Aerial



*Boundary Lines are Approximate*





# FARM AND RANCH FINDERS LLC

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## *Biography*

**ESTHER EASTER, REALTOR® - GRI, SRS, ABR**

Esther is a life-long Texan with a love for rural living and the great outdoors. She is always ready to serve her clients with their real estate needs. With the use of dynamic marketing strategies and cutting edge technology, she will market properties for maximum exposure for sellers. She also works diligently with buyers seeking to invest in real estate and has handled a variety of transactions, across five counties, ranging from two to 1,300+ acres and include: land (pasture/cropland), home sites, ranches, farms, riverfront properties, recreational properties, and high-fence deer ranches.

Esther's perseverance, tenacity, and attention to detail through each transaction help to attain a positive experience for both sides. Her passion to best serve her clients has prompted her to pursue real estate education above that required for licensure. She has earned the Graduate Realtor Institute (GRI) designation, a Seller's Representative Specialist (SRS) designation, and an Accredited Buyer's Representative (ABR) designation.

## *Disclaimer*

The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status. All drawings are neither legally recorded maps nor surveys are not intended to be used as such.