

# Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	3	2.5	11,750,000	#####



21824	U.	69 S
RoadTyp	US	Subdiv No
Avl/Pos	Negotiable	

Legal	See Narrative		
Status	Active	Recent Change	Price Change
Exterior	HardiBoard	I.S.D.	Bullard
LotSqFt	11,710,626	Acreage	268.83
LandDim	Irregular	County	Smith
Tax/SCE	\$6,074.09 ('16), AD	Exemptions	A--farm
City	Bullard	Year Built	2008
Zip	75703	State	TX
X Street	C.R. 145	Zone	None
StndtFtr	Awesome area of growing Bullard		
		Htng/Cooling	H Pump, Elec Air

## NarrtiveDscrptn

**REDUCED \$3,250,000.00!!!** 268.839 fabulous acres of land on both sides of U.S. 69, just north of Bullard. Fabulous views over land that will soon be developed to accommodate Bullard's growth. Property backs up to Kiepersol Estates and a nice subdivision on the eastern end. There is a beautiful pond on the property and the land has a nice roll to it w/ mixed pasture and woods. There is a great home on the west side of the highway (See details below) and a second home on the east side of the highway that could serve as a rental or guest home. This property is very convenient to Tyler and will make a great investment for future development. Give us a ca

**Directions:** The entrance to the main home is on the west side of U.S. 69, .8 miles south of McKellar Road. The eastern entrance is directly across the highway.

H/C SqFt	2,976.0	FamRoom	23' x 17'	Water	Pond(s)	Pool	No
Style	Traditional	Den	No	Range	No	SecSys	Yes
Stories	1	GameRoom	No	StoveTop	Yes	LawnSprink	Yes
Floors	Crpt, Hrdwd, O	Office	No	Oven(s)	Yes	PropTank	No
Interior	Sheetrock	Study	No	HoodVent	Yes	Intercom	No
Foundation	Slab	Loft	No	DW	Yes	Grill	No
Roof	30-year compo	Laundry	11.5' x 5.5'	Disposal	Yes	HOAssoc	No
Windows	Vinyl Clad, Do	Breakfast	15' x 10'	Washer	No	Dues	0
#Rooms	10	DR	14' x 12'	Dryer	No	DuesPer	N/A
MasterBR	23' x 16'	FormalLR	No	Compactor	No	WaterSup	Southern Utils
BR#2	15' x 11.5'	OtherRm	13.5' x 13.5'	IceMaker	Yes	AvgWater	39
BR#3	12' x 11.5'	OtherRm	----	Microwave	Yes	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	6	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	1	AvgElect	200
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	16.5' x 14'	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	13' x 11'	Porch	108' x 10.5'	Refrig	Yes	PhoneCo	CenturyLin
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	CenturyL.
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	9.5' x 4.5'	Shop	No	AtticFan	No	Builder	Pate
HalfBA#2	----	StorBldg	No	Antenna	No	RoadSurf	Asphalt
CarStorage	2, Att, Gar	Fencing	None	Satellite	No	ADA Acc	No
DoorOpnr	Yes	OthrStruc	----	CentVac	No	Minerals	To Be Retained
Basement	No	Terrain	Rolling	Jacuzzi	Yes	Vegetation	Lawn, Inprvd P
Attic	Yes	Views	Distant	HotTub	No	DeedRestrct	No
		Kitchen	22' x 21'				