

# 29+ Scenic Recreational Acres in Comanche County

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



## Property Address

CR 173  
Comanche, Texas 76442

## Property Description

**You just found the hard to find!** Great acreage for recreational activity with fantastic views, lots of trees with open areas, and many signs of wildlife. Property also has a seasonal water way, has lots of character, is quiet and secluded with a peaceful hill country feel, and has a unique seasonal watering hole that the animals clearly frequent. Electricity is nearby and the ranch is located on top of the trinity outcrop aquifer. For recreational purposes or for the perfect home site to build your dream home, this is it! Bring the RV or just make this your weekend get a way. **For additional information contact Paula Donaho at 254-485-3621.**

## Property Highlights

- Price: \$145,854.00
- Acres: 29.20
- County: Comanche
- State: Texas
- Closest City: Comanche
- Property Type: Farms, Ranches, Recreational Property



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150 N. Harbin Dr.  
Stephenville, TX 76401

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## **Location**

- Near [Comanche, TX](#)
- 30 Minutes to [Brownwood, TX](#)
- 1 Hour from [Tarleton State University](#) and [Stephenville, TX](#)
- 45 Minutes to I-20
- Less than 3 Hours to DFW Airport
- [Sidney ISD](#)

## **Property Features**

- 29.2 Recreational Acres with Fantastic Views
- Secluded & Peaceful for Recreation or Homesite
- Lots of Trees with Open Areas
- Abundant Wildlife
- Seasonal Waterway

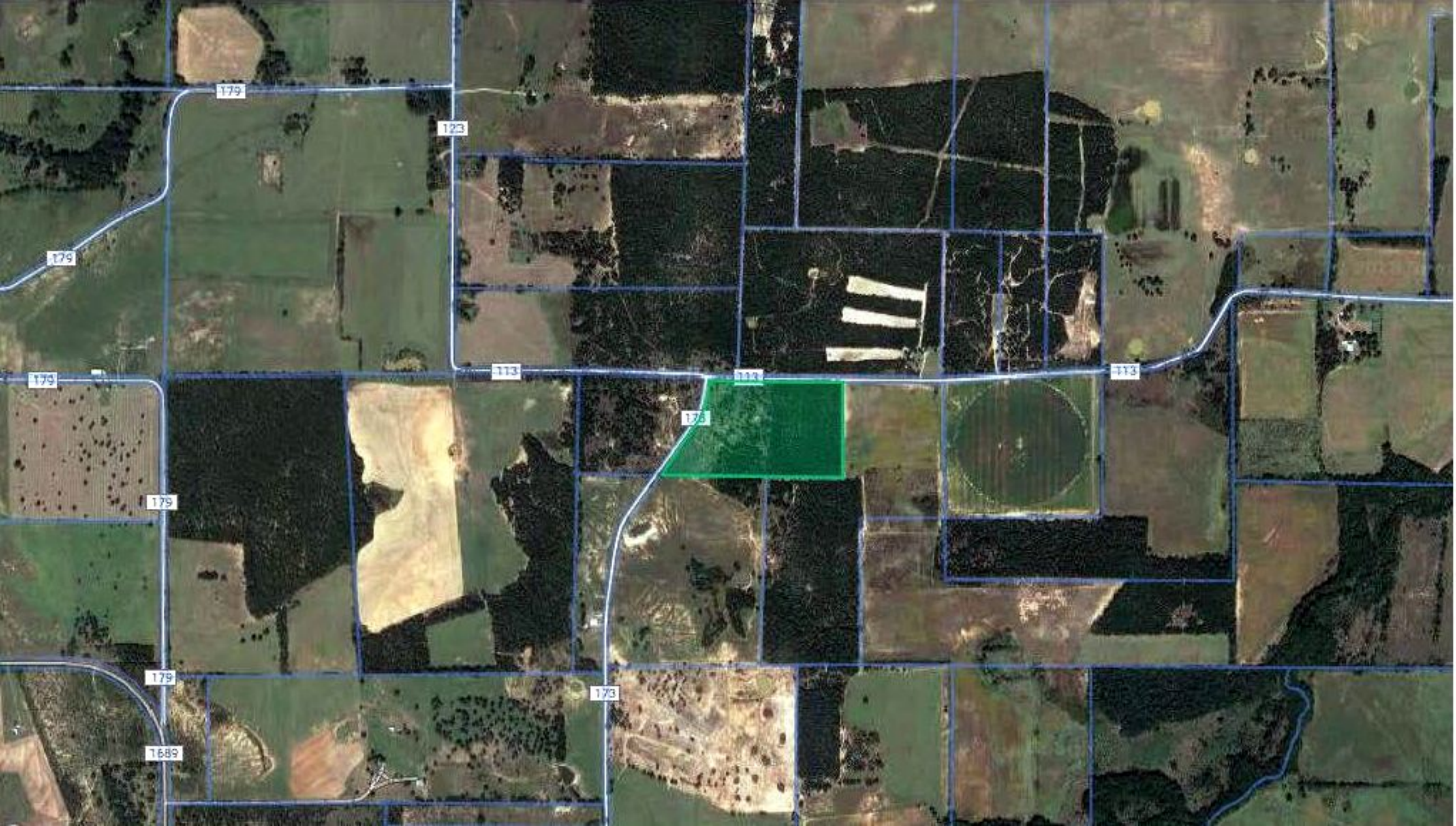
## **Terrain**

- Rolling with Trees

## **Driving Directions**

From Comanche on US 377 take Hwy 36 towards Rising Star; turn left onto FM 1689 - go through Sidney & take right on CR 173; follow to near end - see property on right near corner of CR 113.





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123

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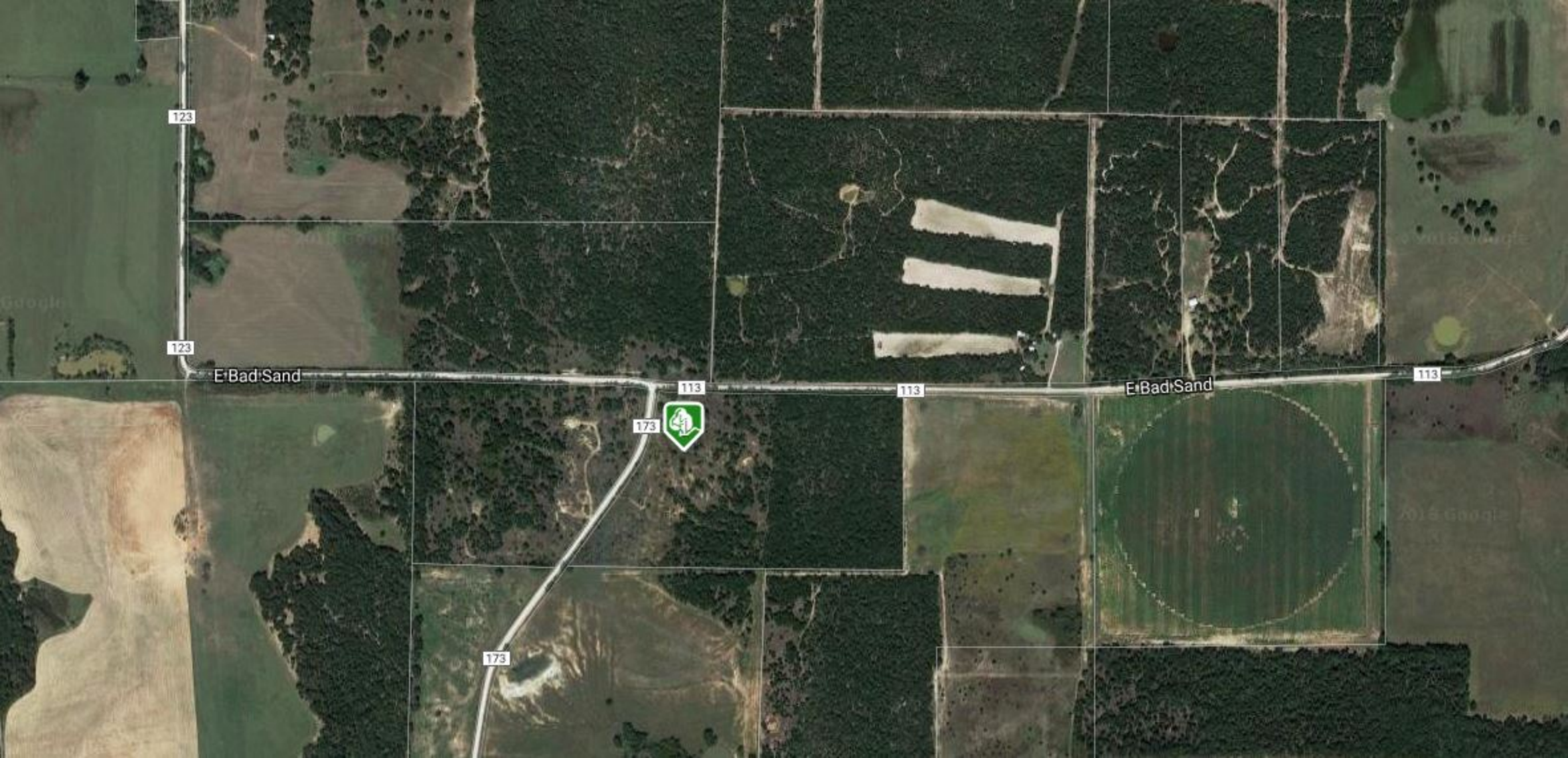
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1689

173





## Customer Full - Lots & Acreage

MLS#: 13807289 N    **Active**    [TBD County Rd 173](#)    Sidney    76474    LP:    \$145,854



Category:	Lots & Acreage	Type:	LND-Farm/Ranch	Orig LP:	\$145,854
Area:	81/1				
Subdv:	now			\$ / Acre:	\$4,995.00
County:	Comanche	Lake Name:			
Parcel ID:	00000007347	Plan Dvlpmnt:			
Lot:	Block:	Legal:	A00607 LAMPASAS CO. SCH. LAND, ACRES		
Multi Prcl:	No	MUD Dst: No		Unexempt Taxes:	\$3,702
<hr/>					
# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	
<hr/>					
Land SqFt:	1,271,952 /			\$/Lot SqFt:	\$ .11
Acres:	29.200	Lot Dimen:		Subdivided:	Yes
HOA:	None	HOA Dues:		Will Subdiv:	No
<hr/>					
Crop Retire Prog:	No	# Lakes:		Pasture Acres:	
Land Leased:	No	# Tanks/Ponds:		Cultivated Acres:	
AG Exemption:	No	# Wells:		Bottom Land Acres:	
		# Wtr Meters:		Irrigated Acres:	

School Dist: Sidney ISD    Elementary School: Sidney    Middle School: Sidney    High School: Sidney

Lot Description:	Acreage, Corner, Heavily Treed, Horses Permitted	Restrictions:	No Known Restriction(s), Unknown Encumbrance(s)
Lot Size/Acreage:	10 Acres to 49.99 Acres	Easements:	Utilities
Present Use:		Documents:	Aerial Photo
Proposed Use:	Agriculture, Cattle, Equine, Grazing, Hunting/Fishing, Mixed Use, Residential Single, Sheep/Goats	Type of Fence:	Barbed Wire
Zoning Info:	Not Zoned	Exterior Buildings:	
Development:	Unzoned	Barn Information:	
Street/Utilities:	Gravel/Rock	Common Features:	
Other Utilities:	None	HOA Includes:	
Topography:	Brush, Level, Oak, Rolling, Shinnery	Miscellaneous:	
Road Frontage Desc:	Gravel/Rock	Special Notes:	Aerial Photo
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:	Cash, Conventional, Federal Land Bank, Texas Vet
Soil:	Unknown	Possession:	Closing/Funding
Waterfront:	No	Platted Wtrfrn Bound:	
Dock Permitted:		Lake Pump:	No

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**Public Driving Directions:** From Comanche on US377 take Hwy 36 towards Rising Star, turn left onto FM1689 go through Sidney take a right on CR 173 follow to near end, see property on right near corner of CR 113.

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

Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2018-04-12 15:23

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