

5 Acre Scenic Homesite

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



Property Address

1485 Autumn Valley
Bluff Dale, Texas 76433

Property Description

This one is it! This property has a great spot to build on with gentle elevation changes and has a large standing rock that makes a statement when you walk onto this property. With panoramic views and a seasonal creek, this property is a hidden gem. Mountain Lakes provides a first class fishing lake, recreational lake, clubhouse, pool, park, RV area, walking trail, garden co-op, and more. Convenient to DFW, Granbury, Glen Rose, Weatherford, and Stephenville. Bluff Dale, Texas is a growing community with new schools coming for Jr. High and High school children with upgrades to the elementary and enhanced safety measures for all children. Good things are happening in this town that is approximately 1 hour from Fort Worth. **For additional information contact Paula Donaho at 254-485-3621.**



Property Highlights

- Price: \$27,000.00
- Acres: 5.005
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Property



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PaulaDonaho.com

Location

- [Mountain Lakes](#) in [Bluff Dale, TX](#)
- 1 ½ hours to DFW Airport
- [Bluff Dale ISD](#)

Property Features

- 5.005 Panoramic Acres
- Amazing Views Outside the City Limits
- Upscale Subdivision
- 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

Utilities

- Co-op Water
- Septic Required

Terrain

- Rolling Hills
- Wooded
- Seasonal Creek

Driving Directions

From Bluff Dale, take US Hwy 377 take FM 2481 (Holt St.) south, then left on Mountain Lakes Blvd, right on Compass Way, left on Beacon Lake, right on Skyline, right on Jimmy Houston Way, left on Autumn Valley - property on right.



Autumn Valley

227'

961'

961'

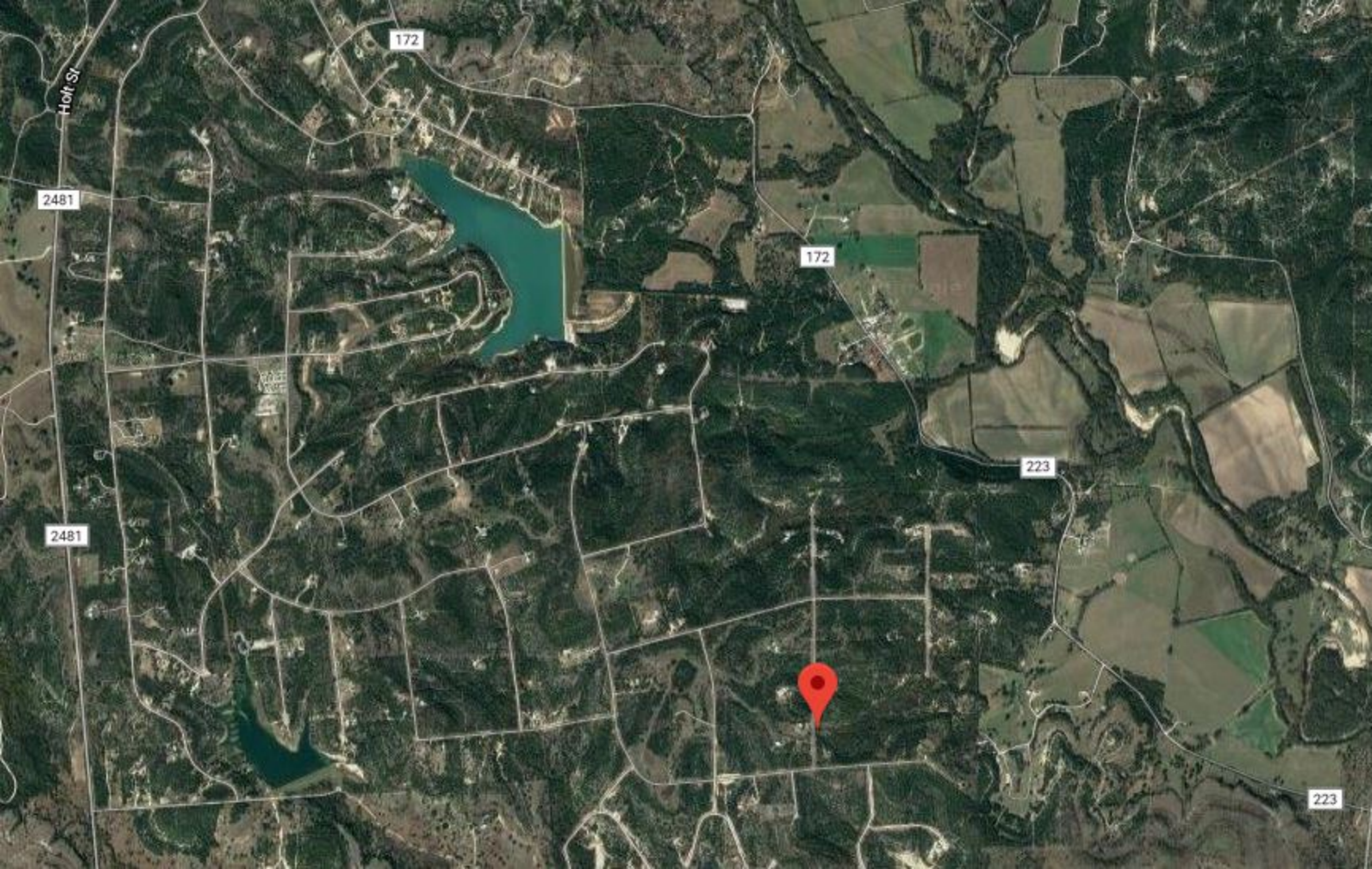
227'

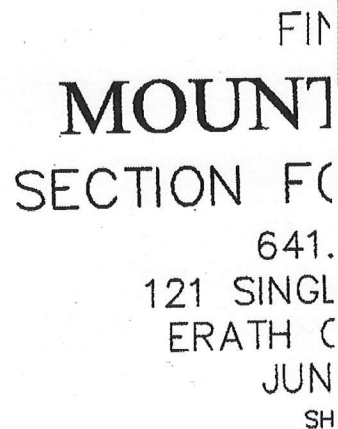
Autumn Valley

Parcel

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Houston Way






25671
FILED FOR RECORD
M 12/1/05 O'Clock P M
JUL 22 2002
GWINDA JONES, COUNTY CLERK
BRATH COUNTY, TEXAS
BY G DEPUTY

Cabinet A St. No. 344

Cross Property Customer Full View

MLS#: 13840025	N	Active	1485 Autumn VLY	Bluff Dale	76433	LP:	\$27,000
	Category: Lots & Acreage		Type:	LND-Residential	Orig LP:	\$27,000	
	Area: 78/4				\$ / Acre:	\$5,394.61	
	Subdv: Mountain Lakes		Lake Name:		ACRES: 5.005 S6765 MOUNTAIN LAKES SECTI		
	County: Erath		Plan Dvlpmnt:				
	Parcel ID: R000068983		Legal:				
	Lot: 1108		MUD Dst: No				
	Multi Prcl: No				Unexempt Taxes: \$393		
	# of Lots: 1		Lots Sold Sep:		Lots Sld Pkg:		
	Road Frontage:		Feet to Road:		Road Asmt: No		
	Land SqFt: 218,018 /		Lot Dimen:		\$/Lot SqFt: \$1.12		
Acres: 5.005		HOA Dues:	\$295 / Annual	Subdivided: No			
HOA: Mandatory				Will Subdiv: No			
Crop Retire Prog:		# Lakes:		Pasture Acres:			
Land Leased: No		# Ponds:		Cultivated Acres:			
AG Exemption: No		# Stock Tanks:		Bottom Land Acres:			
		# Wells:		Irrigated Acres:			
		# Wtr Meters:					
School Dist:	Bluff Dale ISD						
Elementary School:	Bluff Dale		Middle School:	Bluff Dale		High School:	Bluff Dale
Lot Description:	Acreage, Creek, Some Trees, Subdivision			Restrictions:	Deed		
Lot Size/Acreage:	5 Acres to 9.99 Acres			Easements:	Utilities		
Present Use:	Residential Single			Documents:	Aerial Photo, Plat Approved		
Proposed Use:				Type of Fence:	None		
Zoning Info:	Residential			Exterior Buildings:			
Development:	Plat Approved, Streets Installed			Barn Information:			
Street/Utilities:	All Weather Road, Asphalt, Outside City Limits			Common Features:	Boat Ramp, Campground, Club House, Community Dock, Community Pool, Playground, Private Lake/Pond, RV Parking		
Other Utilities:	Co-op Electric, Electric, Phone Avail. On Site, Rural Water District			HOA Includes:	Full Use of Facilities, Maintenance of Common Areas		
Topography:	Level, Rolling, Varied			Miscellaneous:			
Road Frontage Desc:	Asphalt			Special Notes:	Aerial Photo, Deed Restrictions		
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber			Proposed Financing:	Cash, Conventional, Federal Land Bank, Texas Vet		
Soil:	Unknown			Possession:	Closing/Funding		
Property Description:	This one is it, and it has a great spot to build on with gentle elevation changes, large standing rock makes a statement when you walk onto this property, panoramic view and seasonal creek make this a hidden gem. Mountain Lakes provides a first class fishing lake, recreational lake, clubhouse, pool, park, and RV area, walking trail, garden coop and more. Convenient to DFW, Granbury, Glen Rose, Weatherford and Stephenville. Bluff Dale, Texas is a growing community with new schools coming for Jr high and high school children, upgrades to elementary and enhanced safety measures for all children. Good things happening in this town that is approx 1 hr from Fort Worth.						
Public Driving Directions:	From US377 take FM241, left on Mountain Lakes blvd, right on Compass Way, left on Beacon Lake, right on Skyline to right on Jimmy Houston Way, left on Autumn Valley property on right.						
List Office Name:	Dickerson Real Estate			List Agent Name:	PAULA DONAHO		
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