



**Property For Sale:**  
+/- 10 acres Bell County, Texas  
Brooking Rd., Killeen, TX  
**Price: \$299,900**

**Listing Agent:**  
Glenn Hodge  
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[www.efirsttexas.com](http://www.efirsttexas.com)

**Enjoy your very own piece of the Texas Hill Country! This gently sloping property has an area of higher elevation that sits off the road and is ideal for a homesite that will take full advantage of the surrounding Hill Country views. Mature live oak trees and cedar elms, along with other native Texas trees and vegetation, allow for privacy and attract wildlife. Water is available via a water well which is shared with 7 tracts via a "Shared Well Agreement". \*\*\*The adjacent 10 acre tract, including a pond, is also now available for purchase for \$375,000.\*\*\***

**Location:**

- Brooking Rd., Bell County, Texas
- Zip Code: 76542
- Killeen ETJ
- Distance to nearby towns/attractions:
  - 8 miles to Florence
  - 13 miles to Stillhouse Hollow Lake
  - 18 miles to Killeen
  - 19 miles to Salado
  - 26 miles to Belton
  - 27 miles to Georgetown
  - 55 miles to Austin
  - 68 miles to Waco

**Legal:**

- BellCad Property ID: 498486
- A0934BC W W WILLIAMS, 1 & A0989 W D ISAACKS, 1, ACRES 10.02

**Frontage:** Approximately 346 ft of frontage on Brooking Rd. (Gravel road maintained by Bell County).

**Improvements:** Vacant land with shared well house.

**Utilities:**

- Electric: Bartlett Electric Cooperative
- Water: Well water via shared well agreement

**School District:** Florence School District

**Flood Plain:** Based on data obtained from the FEMA flood plain map, this tract is not located within the FEMA 100 year floodplain.

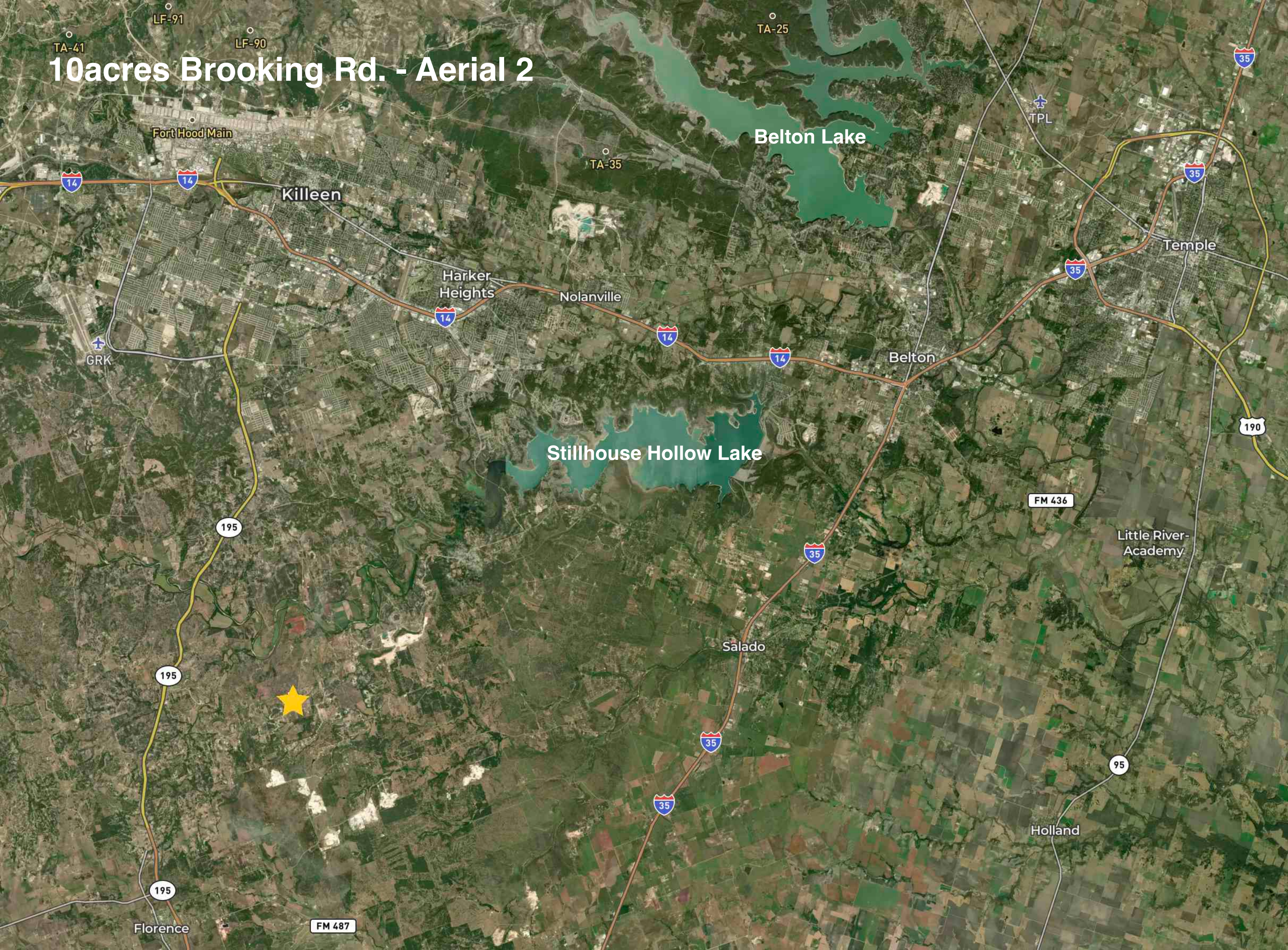
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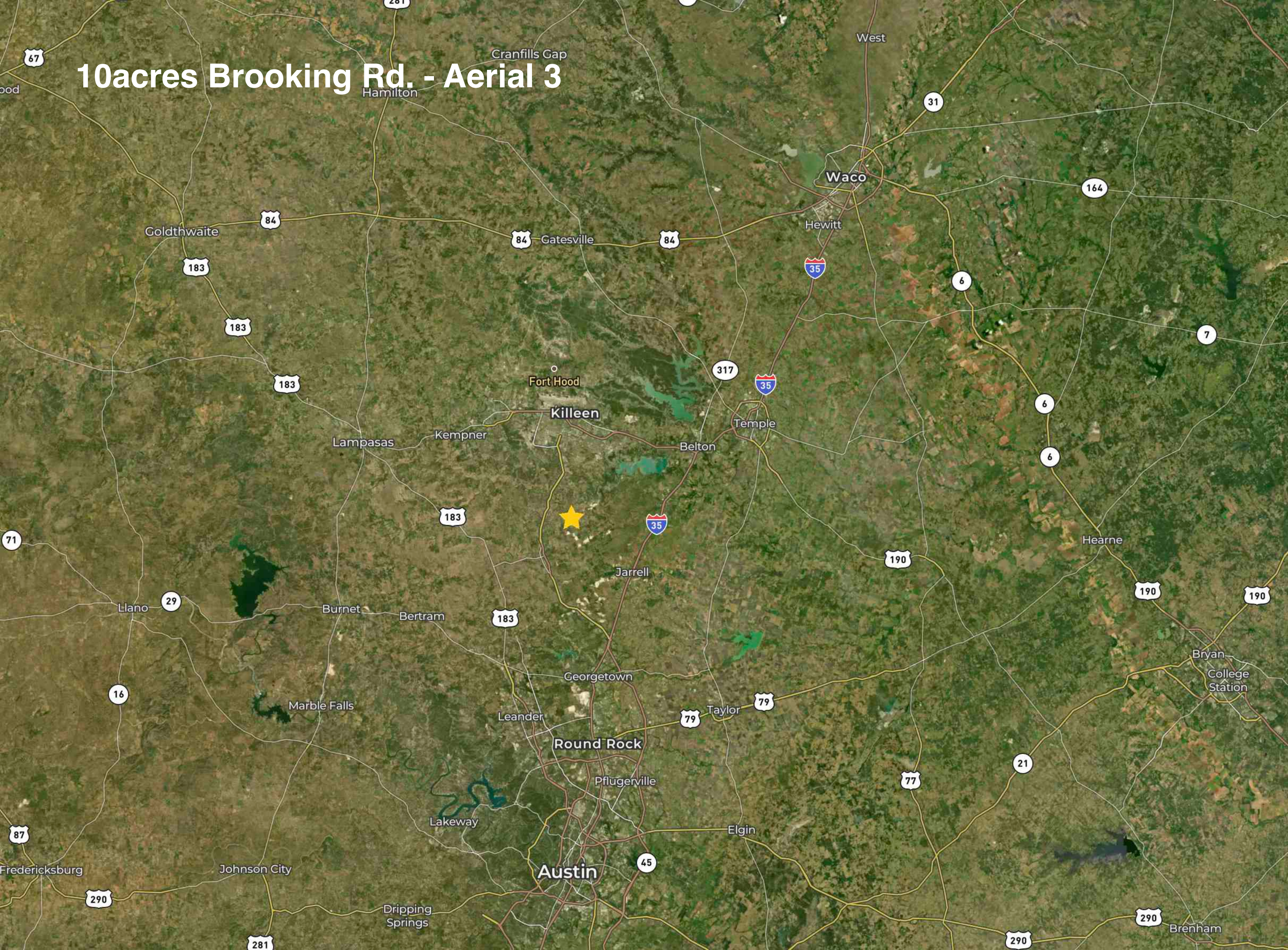
10acres Brooking Rd. - Aerial 1



# 10acres Brooking Rd. - Aerial 2



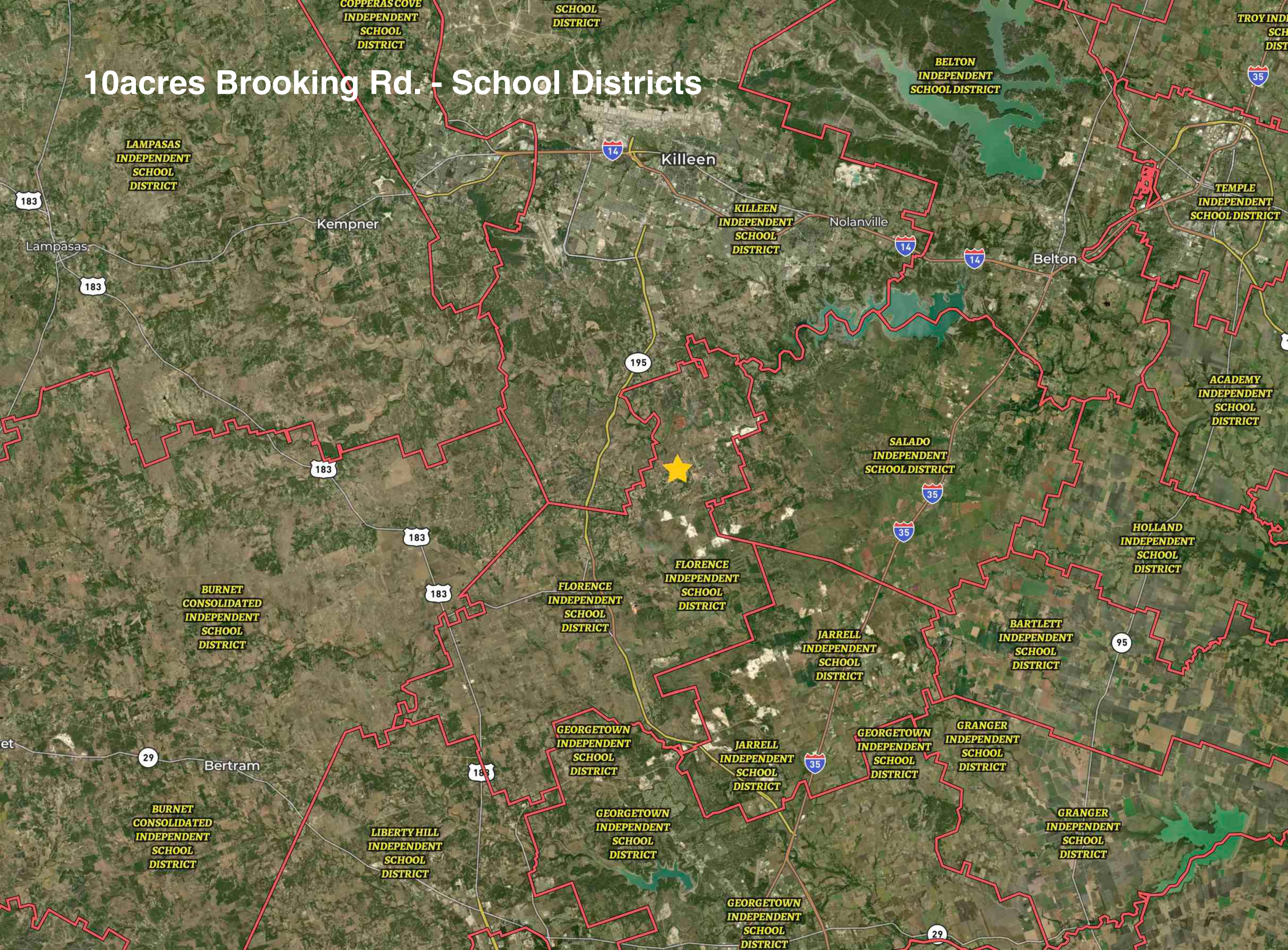
# 10acres Brooking Rd. - Aerial 3



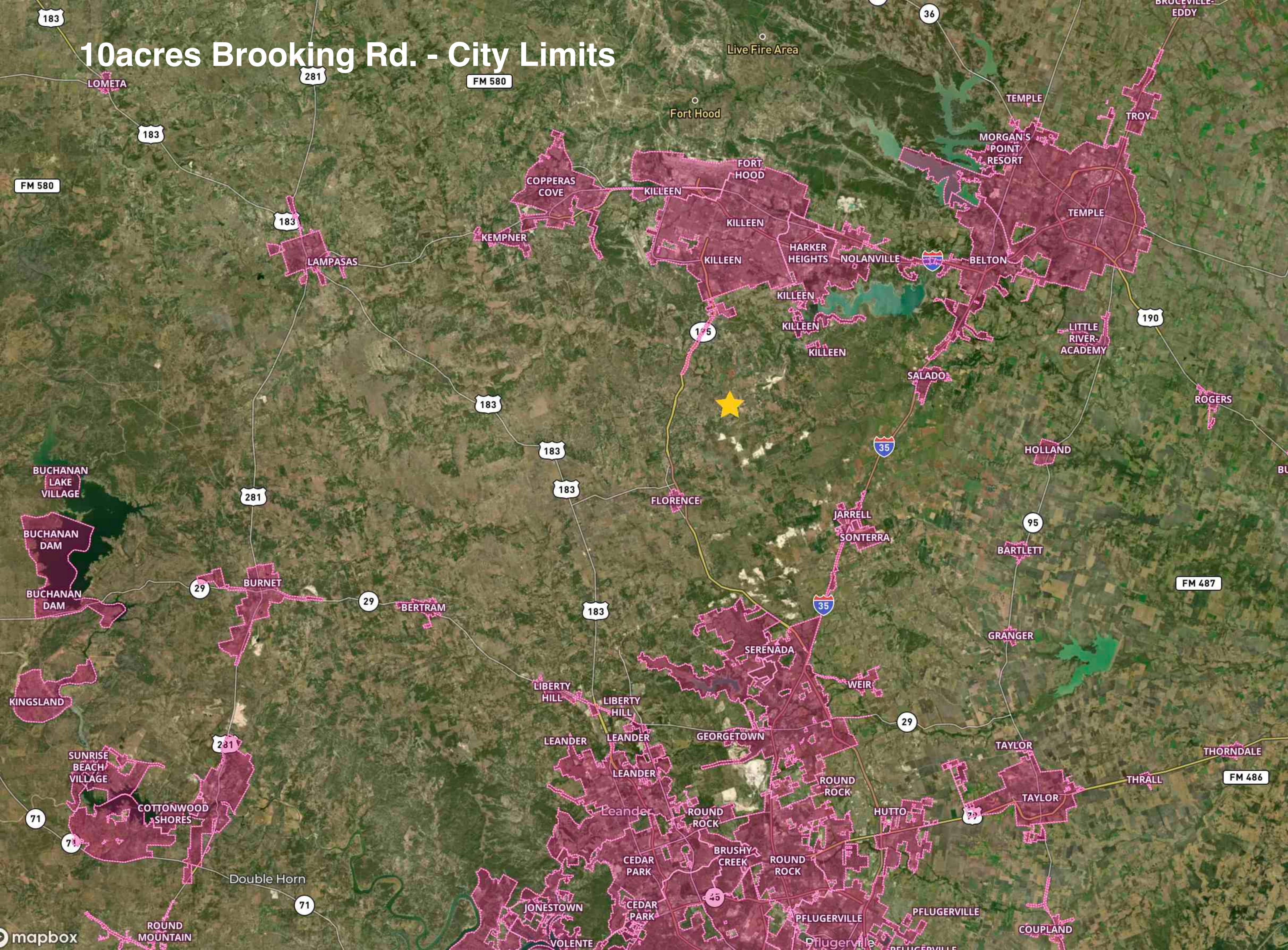
# 10acres Brooking Rd. - Counties



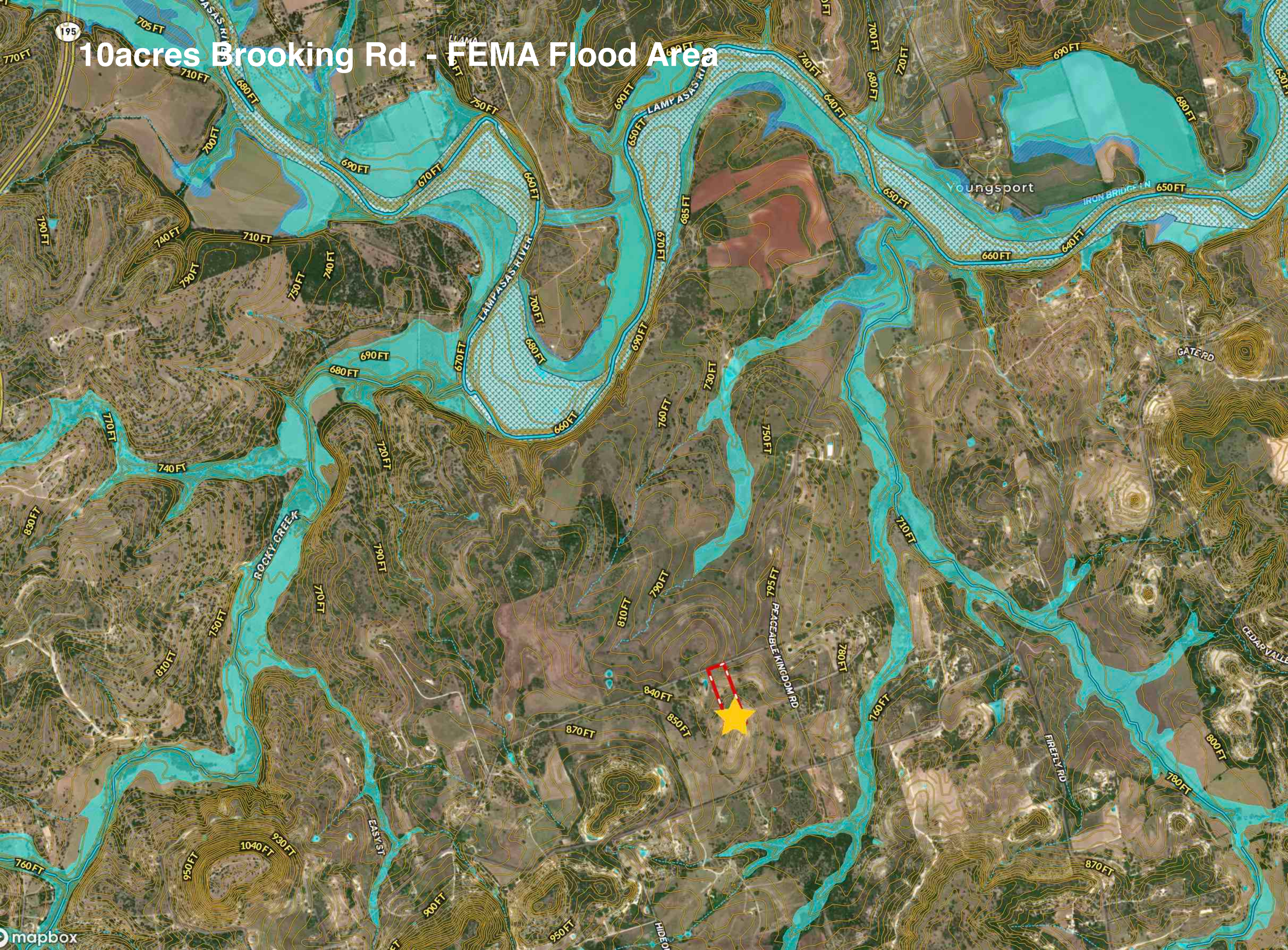
# 10acres Brooking Rd. - School Districts

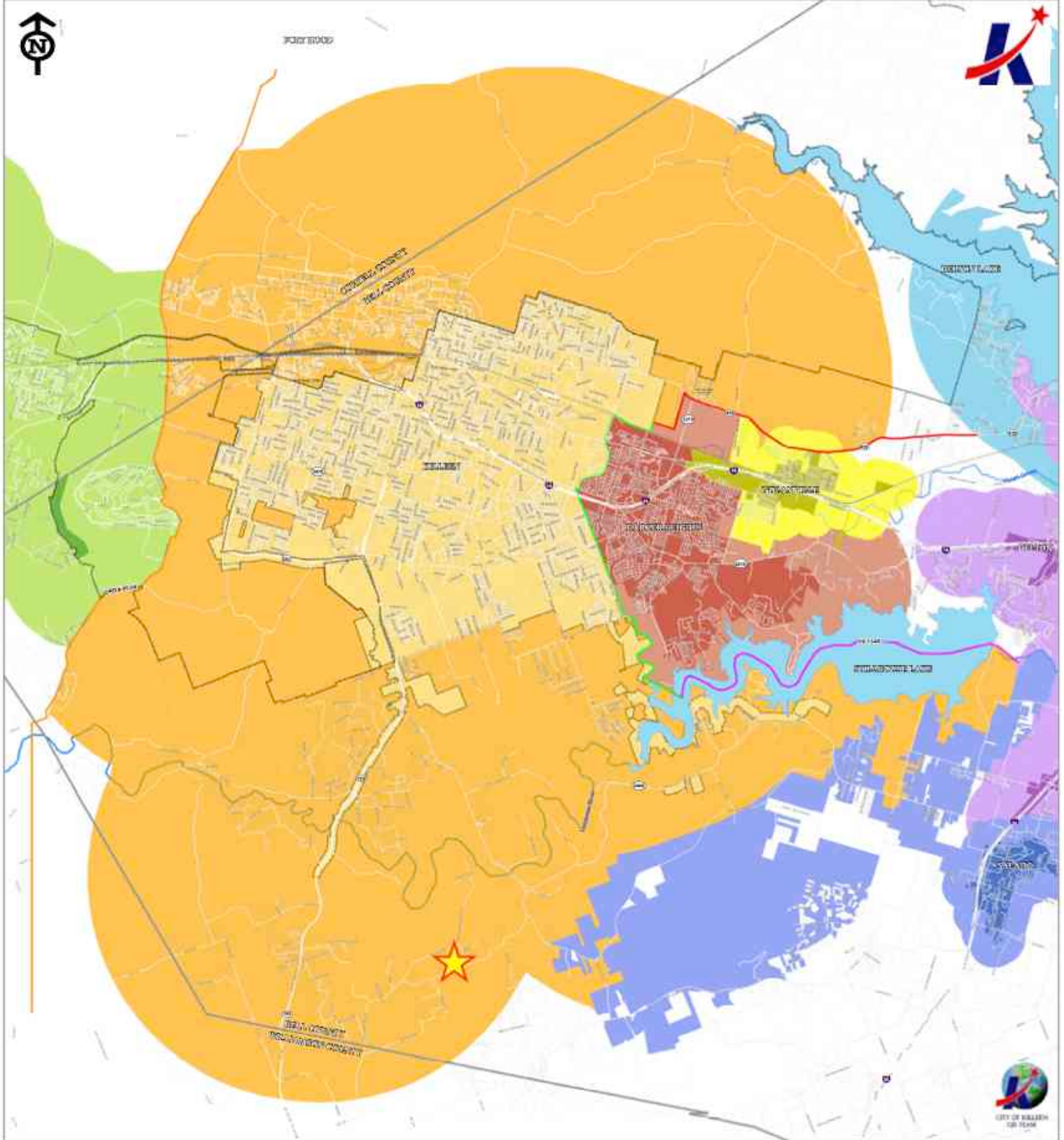


# 10acres Brooking Rd. - City Limits



# 10acres Brooking Rd. - FEMA Flood Area





Fort Hood

**BELL COUNTY CITY LIMITS**

BELTON  
COPPERAS COVE

HARKER HEIGHTS

NOLANVILLE  
SALADO  
TEMPLE

**ETJ BOUNDARIES**

BELTON  
COPPERAS COVE  
HARKER HEIGHTS  
KILLEEN  
NOLANVILLE  
SALADO  
TEMPLE

RAILROADS

**ETJ KILLEEN AGREEMENTS  
AGREEMENT LINES**

FM 406 DIVIDING LINE, LINE CONTIGUES UNTIL IT TOUCHES TEMPLE ETJ (76-129) (06-104R)  
KILLEEN COPPERAS COVE AGREEMENT LINE (00-04)  
STILLHOUSE HOLLOW LAKE DIVIDING LINE, CONTIGUES UNTIL IT TOUCHES BELTON ETJ (06-134R)  
TRIMMER CREEK DIVIDING LINE (76-129) (06-134R)