

MLS #: A85641A (Active) List Price: \$130,000 (24 Hits)**0 -- Elm Springs Dr Menard, TX 76859**

Type: Ranch Land, Rural
Subdivision:
Best Use: Residential, Recreational,
 Hunting
Topography: Gently Rolling,
 Partially Wooded
Surface Cover: Wooded/Native
 Pasture
Views:
Apx \$/Acre:
Lot/Tract #: 35

Original List Price: \$130,000
Area: County-Southeast
Subdivision: Elm Springs
County: Menard
School District: Menard
Distance From City: 16-20 miles
Property Size Range: 11-25 Acres
Apx Tract Size: 21.17
Apx Acreage: 21.1700
Seller's Est Tax: 26.24
Showing Instructions: Call LO
 Appointment, Call LA Appointment,
 Gate Locked-Combo
Days on Market 5

Tax Exemptions: Ag	Appraisal District #: 135652	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	Easements: None Known
HOA: No	HOA Fees:	HOA Fees Pd:
Items Not In Sale:		
Documents on File: Survey/Plat, Deed Restrictions, Aerial Photo		

Land		
Leases	Cropland	
Rangeland/Pasture	Fenced	

Water: Community
Sewer: None
Utilities: PEC Electric On Property
Access/Location: State Farm/Ranch Rd, Easement Road
Minerals: Conveys All Owned

Improvements: None
Misc Search: None
Surface Water: None
Fence: None

Sub Agent %: 0	Buyer Agent %: 3.00	Sub Agency Non-MLS Fee:	Buyer Agency Non-MLS Fee: 3.00
TrmsFin: Cash, Conventional, Assumable	Possessn: Closing/Funding	Var Rate: No	Excl Agy: No
Escrow Agent: Menard Title & Abstract Co.	Attorney:	Refer to MLS#:	

Location/Directions: 19 miles SE of Menard via US Highway 83 and FM 1773. 30 miles north of Junction and I-10. Turn north onto Elm Springs Trail then right onto Pheasant Tr.

Owner: Kelly C. Murphey

Legal Description: 21.17 acres of land out of E.N. Marsh Survey-34, A-1619, Elm Springs Ranch Tract 35

Instructions: Contact Listing Office or Agent to schedule showing.

Public Remarks: Located in southeast Menard County, this 21.17 acre corner tract is practically untouched and features a gently sloping terrain with westward views of the landscape featuring mature live oak timber, rocky soils, pockets of native brush and open rangeland. Wildlife include whitetail deer, some axis, wild hogs, turkey, and dove birds. This property is ideal for your weekend getaway for recreation, hunting, residential or country living. Electricity is available onsite, as well as water by way of a community water well. Access is by FM 1773 and private easement road (Elm Springs Trail).

Agent Remarks: Nearby London, TX (15 mi) offers a convenience store, grocery & grill, dance hall, and Llano River access at Yates Crossing.

Withdraw Comments:

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 0233410			

Listing Office: Lehmborg Realty (#94)
Main: (325) 347-5360
Mail Address 1: P.O. Box 417
Mail City: Mason
Mail Zip Code: 76856
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Will Lehmborg (#7)
Agent Email: will@lehmborgrealty.com
Contact #: (325) 347-5360
License Number: 0657358

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